

Seasonal, Cabin, Vacation Residence

RESIDENTIAL

289 RIVER RIDGE RD

BLUE RIDGE, GA 30513

3

BATHS

3,102 ft²

LIVING AREA

2.5 ac

LOT SIZE

2021

YEAR BUILT

2

STORIES

TAX & ASSESSMENT

Property Tax	\$3,399 (2025)
Assessed Value	\$374,619
Previous Assessed	\$374,619
Assessor Market Value	\$936,547

PROPERTY FACTS

Property Type	Seasonal, Cabin, Vacation Residence
Style	Tlog Home
County	Fannin
Lot (acres)	2.50
Construction	Log
Foundation	Masonry (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central

Fireplace	Yes
Pool	No

Deck · 60 ft²

CLIMATE RISK

99
FLOOD

31
WILDFIRE

17
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 27, 2024	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
West Fannin Elementary School	Elementary	KG–5	1.8 mi
Fannin County Middle School	Middle	6–8	4.9 mi
Fannin County High School	High	9–12	5.4 mi

District: Fannin County School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 30513

125
CRIME INDEX

104
AIR POLLUTION

12,417
POPULATION

\$57K
MEDIAN IN-
COME

55°F
AVG TEMP

61%
SUNSHINE

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy

Owner occupied