

Seasonal, Cabin, Vacation Residence

RESIDENTIAL

307 RIVER RIDGE DR

BLUE RIDGE, GA 30513

2

BATHS

3,072 ft²

LIVING AREA

1.58 ac

LOT SIZE

2021

YEAR BUILT

1

STORIES

VALUATION

Last Sale

\$50,000 · Apr 16, 2020

TAX & ASSESSMENT

Property Tax	\$1,892 (2025)
Assessed Value	\$208,496
Previous Assessed	\$202,896
Assessor Market Value	\$521,241

PROPERTY FACTS

Property Type	Seasonal, Cabin, Vacation Residence
County	Fannin
Lot (acres)	1.58
Foundation	Masonry (Unspecified)
Roof	Composition Shingle
Heating	Central

Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1 FLOOD	32 WILDFIRE	82 HEAT	97 STORM	17 DROUGHT
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Scores 0–100; higher = greater projected risk.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
West Fannin Elementary School	Elementary	KG–5	2.7 mi
Fannin County Middle School	Middle	6–8	3.6 mi
Fannin County High School	High	9–12	4.4 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
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Index values: 100 = US average; lower is better.