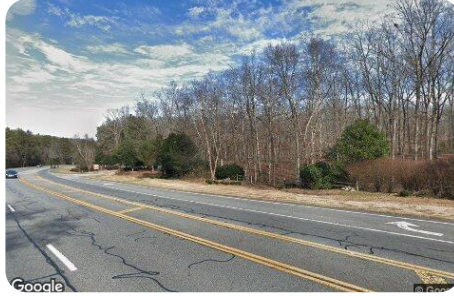


Single Family Residence **RESIDENTIAL**

# 52 IVY RIDGE CT

BLUE RIDGE, GA 30513

**\$849,000** TopHap Estimate · \$440 / ft<sup>2</sup> · confidence 86 · as of Jul 14, 2026



**3**

BATHS

**1,928 ft<sup>2</sup>**

LIVING AREA

**2 ac**

LOT SIZE

**2020**

YEAR BUILT

**1**

STORIES

## VALUATION

**\$849K**

\$726K low

\$972K high

Last Sale

**\$40,000 · Mar 6, 2019**

Est. Owner Equity

**\$370,609**

Loan-to-Value

**56%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,584 (2025) |
| Assessed Value        | \$284,770      |
| Previous Assessed     | \$283,694      |
| Assessor Market Value | \$711,926      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Fannin                  |
| Lot (acres)   | 2.00                    |
| Foundation    | Masonry (Unspecified)   |
| Roof          | Composition Shingle     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Pool          | No                      |

Patio · 320 ft²

## CLIMATE RISK

**56**  
FLOOD

**30**  
WILDFIRE

**17**  
DROUGHT

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

## ASSIGNED SCHOOLS

| SCHOOL                        | LEVEL      | GRADES | DISTANCE |
|-------------------------------|------------|--------|----------|
| West Fannin Elementary School | Elementary | KG–5   | 1.1 mi   |
| Fannin County Middle School   | Middle     | 6–8    | 6.2 mi   |
| Fannin County High School     | High       | 9–12   | 6.4 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

|                           |                             |                             |                                |                         |                        |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>125</b><br>CRIME INDEX | <b>104</b><br>AIR POLLUTION | <b>12,417</b><br>POPULATION | <b>\$57K</b><br>MEDIAN IN-COME | <b>55°F</b><br>AVG TEMP | <b>61%</b><br>SUNSHINE |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|