

Residential (General/Single) **RESIDENTIAL**

359 RIVER BEND LN

BLUE RIDGE, GA 30513

\$1,250,730 TopHap Estimate · \$391 / ft² · confidence 85 · as of Jul 14, 2026



2

BATHS

3,200 ft²

LIVING AREA

5 ac

LOT SIZE

2022

YEAR BUILT

1

STORIES

VALUATION

\$1.3M

\$1.1M low

\$1.4M high

Last Sale

\$1,650,000 · Oct 3, 2022

Est. Owner Equity

\$1,250,730

TAX & ASSESSMENT

Property Tax	\$2,983 (2025)
Assessed Value	\$328,790
Previous Assessed	\$328,790
Assessor Market Value	\$821,975

PROPERTY FACTS

Property Type	Residential (General/Single)
County	Fannin
Lot (acres)	5.00
Foundation	Masonry (Unspecified)
Roof	Metal
Heating	Central
Cooling	Central
Fireplace	Yes

Deck · 48 ft²

Porch · 1,060 ft²

CLIMATE RISK

67
FLOOD

25
WILDFIRE

80
HEAT

98
STORM

17
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 23, 2022	Resale	Limited Warranty Deed	\$1,650,000	\$516	
Jul 28, 2022	Resale	Limited Warranty Deed	\$1,315,000	\$411	\$815K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fannin County High School	High	9–12	5.3 mi
Fannin County Middle School	Middle	6–8	5.8 mi
Blue Ridge Elementary School	Elementary	PK–5	6.2 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	Absentee owner
-----------	-----------------------