

Seasonal, Cabin, Vacation Residence

RESIDENTIAL

224 RIVER BEND LN

BLUE RIDGE, GA 30513

3

BATHS

3,276 ft²

LIVING AREA

2.37 ac

LOT SIZE

2020

YEAR BUILT

1

STORIES

TAX & ASSESSMENT

Property Tax	\$2,961 (2025)
Assessed Value	\$326,371
Previous Assessed	\$326,371
Assessor Market Value	\$815,926

PROPERTY FACTS

Property Type	Seasonal, Cabin, Vacation Residence
County	Fannin
Lot (acres)	2.37
Foundation	Masonry (Unspecified)
Roof	Metal
Heating	Central
Cooling	Central
Fireplace	Yes



Patio · 108 ft²

Porch · 1,336 ft²

CLIMATE RISK

1

FLOOD

28

WILDFIRE

80

HEAT

98

STORM

17

DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 15, 2025	Financing	Warranty Deed			
Oct 15, 2025	Non-arms-length	Warranty Deed	\$129,819	\$40	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
West Fannin Elementary School	Elementary	KG–5	2.4 mi
Fannin County Middle School	Middle	6–8	5.5 mi
Fannin County High School	High	9–12	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