

Single Family Residential

RESIDENTIAL

263 RIVER RIDGE RD

BLUE RIDGE, GA 30513

\$1,111,498 TopHap Estimate · \$358 / ft² · confidence 87 · as of Jul 14, 2026

3,102 ft²

LIVING AREA

2.26 ac

LOT SIZE

VALUATION

\$1.1M

\$966K low

\$1.3M high

Last Sale

\$830,000 · Feb 1, 2023

Est. Owner Equity

\$447,498

Loan-to-Value

66%

TAX & ASSESSMENT

Property Tax

\$3,365 (2025)

Assessed Value

\$370,896

Previous Assessed

\$370,896

Assessor Market Value

\$927,241

PROPERTY FACTS

Property Type	Single Family Residential
Style	Tlog Home
County	Fannin
Lot (acres)	2.26
Construction	Log
Foundation	Masonry (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes

Deck · 60 ft²

Porch · 624 ft²

CLIMATE RISK

99 FLOOD	30 WILDFIRE	17 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 30, 2023	Resale	Warranty Deed	\$830,000	\$268	\$664K
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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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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