

Residential - Vacant Land

RESIDENTIAL

WINCHESTER DR

ROSSVILLE, GA 30741



0.16 ac

LOT SIZE

VALUATION

Last Sale	\$390,000 · May 15, 2026
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TAX & ASSESSMENT

Property Tax	\$494 (2025)
Assessed Value	\$22,000
Assessor Market Value	\$55,000

PROPERTY FACTS

Property Type	Residential - Vacant Land
County	CATOOSA
Lot (acres)	0.16

Pool

No

CLIMATE RISK

1

FLOOD

28

WILDFIRE

89

HEAT

94

STORM

30

DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 15, 2026	Resale	Limited Warranty Deed	\$390,000		
May 15, 2026	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
West Side Elementary School	Elementary	PK–5	0.5 mi
Lakeview-Fort Oglethorpe High School	High	9–12	1.6 mi
Lakeview Middle School	Middle	6–8	2.3 mi

District: Catoosa 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 30741

133

CRIME INDEX

118

AIR POLLUTION

31,945

POPULATION

\$50K

MEDIAN IN-COME

59°F

AVG TEMP

61%

SUNSHINE

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

OWNERSHIP

Occupancy

Absentee owner