

Residential - Vacant Land

RESIDENTIAL

446 WINCHESTER DR
ROSSVILLE, GA 30741



0.16 ac
LOT SIZE

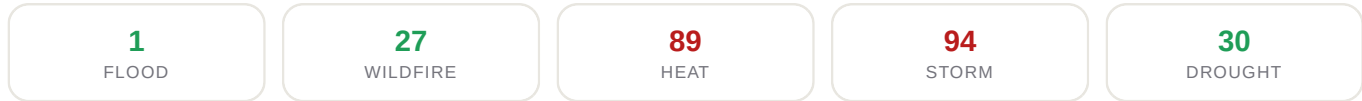
TAX & ASSESSMENT

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

PROPERTY FACTS

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

CLIMATE RISK



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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 18, 2025	Financing	Limited Warranty Deed			\$446K
Jul 18, 2025	Quitclaim	Quit Claim Transfer	\$450,131		

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



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

OWNERSHIP

Occupancy	Absentee owner
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