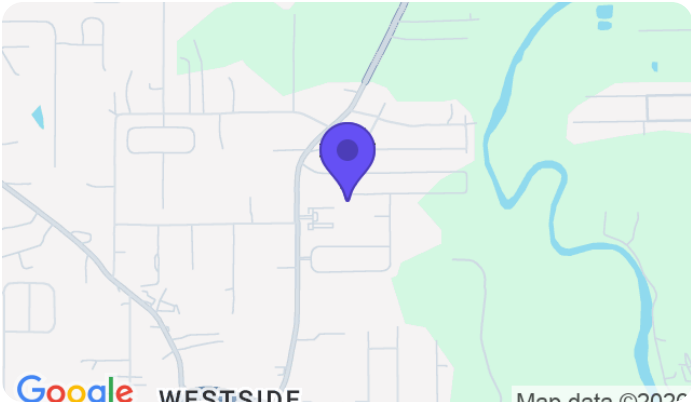


Residential - Vacant Land **RESIDENTIAL**

494 WINCHESTER DR
ROSSVILLE, GA 30741



VALUATION

Last Sale	\$480,000 · Jun 5, 2026
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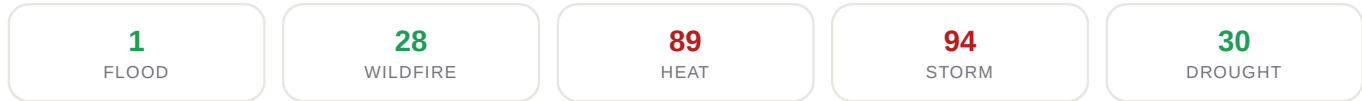
TAX & ASSESSMENT

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

PROPERTY FACTS

Property Type	Residential - Vacant Land
County	CATOOSA
Pool	No

CLIMATE RISK



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

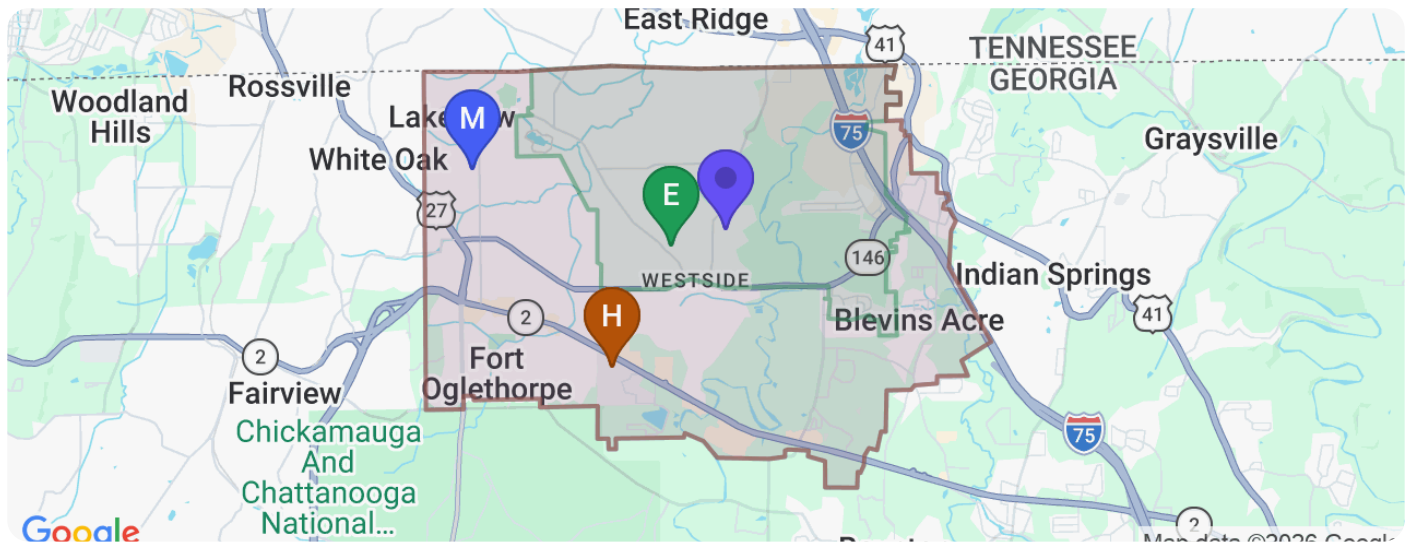
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 1, 2026	Resale	Limited Warranty Deed	\$480,000		\$456K
Jun 1, 2026	Quitclaim	Quit Claim Transfer			\$456K

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	Owner occupied
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