

Single Family Residence

**RESIDENTIAL**

# 65 MORNING MIST DR

ROSSVILLE, GA 30741

**\$301,330** TopHap Estimate · \$255 / ft<sup>2</sup> · confidence 91 · as of Jul 14, 2026



**2**

BATHS

**1,184 ft<sup>2</sup>**

LIVING AREA

**0.14 ac**

LOT SIZE

**2023**

YEAR BUILT

**1**

STORIES

## VALUATION

**\$301K**

\$274K low

\$329K high

Last Sale

**\$280,000 · Jun 7, 2024**

Est. Owner Equity

**\$161,330**

Loan-to-Value

**47%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,192 (2025) |
| Assessed Value        | \$102,011      |
| Previous Assessed     | \$103,318      |
| Assessor Market Value | \$255,027      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Catoosa                 |
| Lot (acres)   | 0.14                    |
| Foundation    | Footing                 |
| Roof          | Composition Shingle     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |

Patio · 50 ft²

Porch · 164 ft²

## CLIMATE RISK

|             |               |            |             |               |
|-------------|---------------|------------|-------------|---------------|
| 15<br>FLOOD | 5<br>WILDFIRE | 89<br>HEAT | 92<br>STORM | 30<br>DROUGHT |
|-------------|---------------|------------|-------------|---------------|

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

## ASSIGNED SCHOOLS

| SCHOOL                               | LEVEL      | GRADES | DISTANCE |
|--------------------------------------|------------|--------|----------|
| West Side Elementary School          | Elementary | PK–5   | 1.0 mi   |
| Lakeview Middle School               | Middle     | 6–8    | 2.2 mi   |
| Lakeview-Fort Oglethorpe High School | High       | 9–12   | 2.2 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

|                           |                             |                             |                                |                         |                        |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>133</b><br>CRIME INDEX | <b>118</b><br>AIR POLLUTION | <b>31,945</b><br>POPULATION | <b>\$50K</b><br>MEDIAN IN-COME | <b>59°F</b><br>AVG TEMP | <b>61%</b><br>SUNSHINE |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|