

Single Family Residence **RESIDENTIAL**

# 18 DRAFT ST

ROSSVILLE, GA 30741

**\$351,899** TopHap Estimate · \$123 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**3**

BATHS

**2,870 ft<sup>2</sup>**

LIVING AREA

**0.14 ac**

LOT SIZE

**2024**

YEAR BUILT

**2**

STORIES

## VALUATION

**\$352K**

\$328K low

\$376K high

Last Sale

**\$340,000 · Nov 26, 2024**

Est. Owner Equity

**\$211,899**

Loan-to-Value

**40%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,163 (2025) |
| Assessed Value        | \$143,108      |
| Previous Assessed     | \$12,000       |
| Assessor Market Value | \$357,769      |

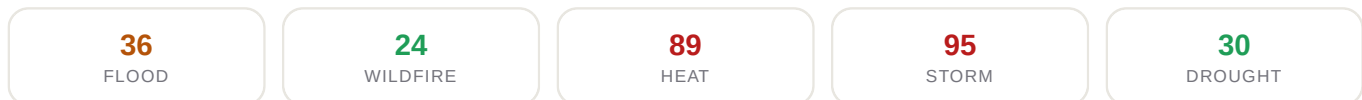
## PROPERTY FACTS

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

Patio · 80 ft²

Porch · 70 ft²

## CLIMATE RISK



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

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|--------|---------------|-----------|--------|--------|
| Nov 22, 2024 | Resale | Warranty Deed | \$340,000 | \$118  | \$140K |

## ASSIGNED SCHOOLS

| SCHOOL                        | LEVEL      | GRADES | DISTANCE |
|-------------------------------|------------|--------|----------|
| Ridgeland High School         | High       | 9–12   | 0.4 mi   |
| Stone Creek Elementary School | Elementary | KG–5   | 0.6 mi   |
| Rossville Middle School       | Middle     | 6–8    | 1.1 mi   |

District: Walker 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> |
|-----------|-----------------------|