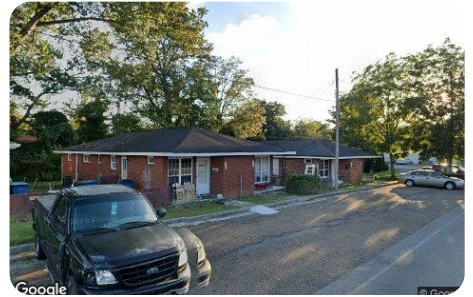


Duplex (2 Units, Any Combination)

RESIDENTIAL

116 JAMES ST # 118

ROSSVILLE, GA 30741



4

BEDS

2

BATHS

1,623 ft²

LIVING AREA

0.17 ac

LOT SIZE

1964

YEAR BUILT

1

STORIES

TAX & ASSESSMENT

Property Tax	\$2,235 (2025)
Assessed Value	\$73,081
Previous Assessed	\$67,647
Assessor Market Value	\$182,702

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
Style	Duplex Single
County	Walker

Lot (acres)	0.17
Foundation	Footing
Roof	Composition Shingle
Heating	Floor/Wall Furnace

Porch · 88 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 30, 2015	Quitclaim	Quit Claim Transfer			\$326K
Jan 23, 2015	Quitclaim	Quit Claim Transfer	\$57,400	\$35	
Jul 31, 2009	Non-arms-length	Grant Deed	\$62,300	\$38	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Stone Creek Elementary School	Elementary	KG–5	0.8 mi
Ridgeland High School	High	9–12	1.7 mi
Rossville Middle School	Middle	6–8	2.4 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

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