

Single Family Residence **RESIDENTIAL**

# 116 BENTLEY DR

ROSSVILLE, GA 30741

**\$181,808** TopHap Estimate · \$174 / ft<sup>2</sup> · confidence 97 · as of Jul 14, 2026



**1**

BATHS

**1,042 ft<sup>2</sup>**

LIVING AREA

**0.23 ac**

LOT SIZE

**1952**

YEAR BUILT

**1**

STORIES

## VALUATION

**\$182K**

\$176K low

\$188K high

Last Sale

**\$90,000 · Jul 28, 2017**

Est. Owner Equity

**\$88,439**

Loan-to-Value

**48%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,565 (2025) |
| Assessed Value        | \$72,519       |
| Previous Assessed     | \$67,675       |
| Assessor Market Value | \$181,298      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Walker                  |
| Lot (acres)   | 0.23                    |
| Foundation    | Concrete                |
| Roof          | Composition Shingle     |
| Heating       | Central                 |
| Cooling       | Central                 |

Deck · 96 ft²

Porch · 261 ft²

## CLIMATE RISK

**1**  
FLOOD

**3**  
WILDFIRE

**89**  
HEAT

**94**  
STORM

**30**  
DROUGHT

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

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED          | PRICE    | \$/FT² | LOAN  |
|--------------|-----------------|---------------|----------|--------|-------|
| Jul 27, 2017 | Resale          | Warranty Deed | \$90,000 | \$86   | \$88K |
| Oct 17, 2007 | Non-arms-length | Warranty Deed | \$83,300 | \$80   | \$67K |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Rossville Elementary School | Elementary | PK–5   | 2.4 mi   |
| Ridgeland High School       | High       | 9–12   | 3.0 mi   |
| Rossville Middle School     | Middle     | 6–8    | 3.4 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

|                           |                             |                             |                                |                         |                        |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <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> |
|-----------|-----------------------|