

Single Family Residence

RESIDENTIAL

# 109 GEM DR

ROSSVILLE, GA 30741

**\$363,276** TopHap Estimate · \$183 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026

**2**

BATHS

**1,984 ft<sup>2</sup>**

LIVING AREA

**0.23 ac**

LOT SIZE

**2005**

YEAR BUILT

**1**

STORIES

## VALUATION

**\$363K**

\$344K low

\$382K high

Last Sale

**\$210,000 · Oct 19, 2018**

Est. Owner Equity

**\$193,276**

Loan-to-Value

**48%**

## TAX & ASSESSMENT

Property Tax

**\$2,631 (2025)**

Assessed Value

**\$138,564**

Previous Assessed

**\$133,206**

Assessor Market Value

**\$346,410**

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Catoosa                 |
| Lot (acres)   | 0.23                    |
| Foundation    | Footing                 |
| Roof          | Composition Shingle     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |

Porch · 216 ft²

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|-------------------|---------------|-----------|--------|--------|
| Oct 19, 2018 | Resale            | Warranty Deed | \$210,000 | \$106  | \$189K |
| Apr 18, 2014 | Non-arms-length   | Grant Deed    | \$150,000 | \$76   |        |
| Apr 18, 2014 | Resale            | Grant Deed    | \$150,000 | \$76   |        |
| Feb 4, 2014  | Recorded document | Grant Deed    |           |        |        |
| Feb 4, 2014  | Non-arms-length   | Trustees Deed | \$148,864 | \$75   |        |
| Feb 4, 2014  | Resale            | Grant Deed    | \$148,864 | \$75   |        |
| Feb 4, 2014  | Non-arms-length   | Grant Deed    | \$148,864 | \$75   |        |
| Oct 27, 2006 | Resale            | Warranty Deed | \$179,000 | \$90   | \$156K |

## ASSIGNED SCHOOLS

| SCHOOL                               | LEVEL      | GRADES | DISTANCE |
|--------------------------------------|------------|--------|----------|
| West Side Elementary School          | Elementary | PK–5   | 0.6 mi   |
| Lakeview Middle School               | Middle     | 6–8    | 1.3 mi   |
| Lakeview-Fort Oglethorpe High School | High       | 9–12   | 1.3 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

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

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

OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|