

Single Family Residence **RESIDENTIAL**

46 ROSWELL RD

ROSSVILLE, GA 30741

\$241,691 TopHap Estimate · \$170 / ft² · confidence 90 · as of Jul 14, 2026

2

BATHS

1,424 ft²

LIVING AREA

0.28 ac

LOT SIZE

1962

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$242K

\$218K low

\$266K high

Est. Owner Equity

\$241,691

TAX & ASSESSMENT

Property Tax	\$316 (2025)
Assessed Value	\$83,634
Previous Assessed	\$69,040
Assessor Market Value	\$209,084

PROPERTY FACTS

Property Type	Single Family Residence
County	Catoosa
Lot (acres)	0.28
Construction	Masonry/Concrete Masonry Units (Cmus)
Foundation	Concrete
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached

Porch · 108 ft²

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lakeview Middle School	Middle	6–8	0.4 mi
Cloud Springs Elementary School	Elementary	KG–5	0.4 mi
Lakeview-Fort Oglethorpe High School	High	9–12	1.9 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

133 CRIME INDEX	118 AIR POLLUTION	31,945 POPULATION	\$50K MEDIAN IN- COME	59°F AVG TEMP	61% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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