

Duplex (2 Units, Any Combination)

RESIDENTIAL

46 TOPPER LN # 48

ROSSVILLE, GA 30741



2

BATHS

1,568 ft²

LIVING AREA

0.36 ac

LOT SIZE

1979

YEAR BUILT

1

STORIES

VALUATION

Last Sale

\$45,000 · May 28, 1997

TAX & ASSESSMENT

Property Tax	\$1,572 (2025)
Assessed Value	\$85,717
Previous Assessed	\$75,628
Assessor Market Value	\$214,292

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
County	Catoosa
Lot (acres)	0.36
Foundation	Concrete
Roof	Composition Shingle
Heating	Central
Cooling	Central

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lakeview Middle School	Middle	6–8	0.3 mi
Cloud Springs Elementary School	Elementary	KG–5	0.9 mi
Lakeview-Fort Oglethorpe High School	High	9–12	2.5 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	Absentee owner
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