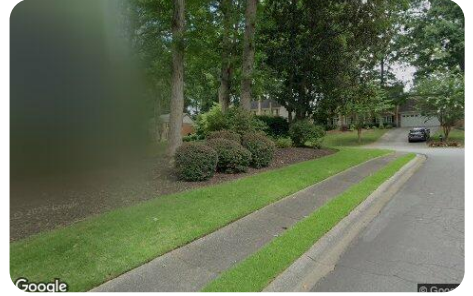


Single Family Residence **RESIDENTIAL**

3798 RACCOON RUN

MARIETTA, GA 30062

\$728,730 TopHap Estimate · \$237 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

3,077 ft²

LIVING AREA

0.36 ac

LOT SIZE

1980

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$729K

\$702K low

\$755K high

Last Sale

\$725,000 · May 20, 2026

Est. Owner Equity

\$728,730

TAX & ASSESSMENT

Property Tax	\$5,808 (2025)
Assessed Value	\$239,282
Previous Assessed	\$251,876
Assessor Market Value	\$598,206

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bi-Level
County	COBB
Lot (acres)	0.36
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Basement
Pool	No

Deck · 112 ft²

Patio · 362 ft²

Porch · 392 ft²

CLIMATE RISK

37

FLOOD

5

WILDFIRE

85

HEAT

94

STORM

45

DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 1, 2026	Resale	Special Warranty Deed	\$725,000	\$236	
Jun 3, 2005	Resale	Deed	\$275,000	\$89	\$184K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
East Side Elementary School	Elementary	KG–5	0.3 mi
Walton High School	High	9–12	0.6 mi
Dodgen Middle School	Middle	6–8	0.8 mi

District: Cobb 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 30062

61 CRIME INDEX	85 AIR POLLUTION	68,778 POPULATION	\$128K MEDIAN IN-COME	60°F AVG TEMP	61% SUNSHINE
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

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