

Single Family Residence **RESIDENTIAL**

45 RATHBUN CIR

ROSSVILLE, GA 30741

\$181,286 TopHap Estimate · \$138 / ft² · confidence 80 · as of Jun 23, 2026



2

BATHS

1,310 ft²

LIVING AREA

0.34 ac

LOT SIZE

1958

YEAR BUILT

1

STORIES

VALUATION

\$181K

\$145K low

\$218K high

Last Sale

\$32,000 · Aug 16, 2013

Est. Owner Equity

\$126,086

Loan-to-Value

30%

TAX & ASSESSMENT

Property Tax	\$1,247 (2025)
Assessed Value	\$65,676
Previous Assessed	\$53,948
Assessor Market Value	\$164,189

PROPERTY FACTS

Property Type	Single Family Residence
County	Catoosa
Lot (acres)	0.34
Foundation	Concrete
Roof	Composition Shingle
Heating	Central
Cooling	Central
Garage	Carport (Unspecified)

Deck · 36 ft²

Porch · 108 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 16, 2013	Resale	Grant Deed	\$32,000	\$24	
Aug 16, 2013	Resale	Grant Deed	\$32,000	\$24	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
West Side Elementary School	Elementary	PK–5	0.7 mi
Lakeview Middle School	Middle	6–8	1.8 mi
Lakeview-Fort Oglethorpe High School	High	9–12	1.8 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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