

Single Family Residence **RESIDENTIAL**

# 33 BISCAYNE BLVD

ROSSVILLE, GA 30741

**\$239,177** TopHap Estimate · \$189 / ft² · confidence 88 · as of Jul 14, 2026



**2**

BATHS

**1,265 ft²**

LIVING AREA

**0.26 ac**

LOT SIZE

**1950**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$239K**

\$210K low

\$268K high

Last Sale

**\$220,000 · Nov 21, 2024**

Est. Owner Equity

**\$61,177**

Loan-to-Value

**74%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,178 (2025) |
| Assessed Value        | \$62,019       |
| Previous Assessed     | \$46,480       |
| Assessor Market Value | \$155,048      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Catoosa                 |
| Lot (acres)   | 0.26                    |
| Foundation    | Concrete                |
| Roof          | Composition Shingle     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Garage        | Mixed                   |

Deck · 96 ft²

Porch · 70 ft²

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|--------|---------------|-----------|--------|--------|
| Nov 19, 2024 | Resale | Warranty Deed | \$220,000 | \$174  | \$178K |
| Jul 31, 2024 | Resale | Warranty Deed | \$116,500 | \$92   | \$167K |
| Jul 31, 2024 | Resale | Warranty Deed | \$116,500 | \$92   |        |

## ASSIGNED SCHOOLS

| SCHOOL                               | LEVEL      | GRADES | DISTANCE |
|--------------------------------------|------------|--------|----------|
| West Side Elementary School          | Elementary | PK–5   | 1.6 mi   |
| Lakeview Middle School               | Middle     | 6–8    | 2.3 mi   |
| Lakeview-Fort Oglethorpe High School | High       | 9–12   | 2.8 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

|                                       |                                         |                                         |                                            |                                     |                                    |
|---------------------------------------|-----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <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 | Absentee owner |
|-----------|----------------|