

Triplex (3 Units, Any Combination)

RESIDENTIAL

115 MINERAL AVE

ROSSVILLE, GA 30741



3

BATHS

2,592 ft²

LIVING AREA

0.31 ac

LOT SIZE

2023

YEAR BUILT

1

STORIES

VALUATION

Last Sale

\$650,000 · Jan 19, 2024

TAX & ASSESSMENT

Property Tax	\$2,358 (2025)
Assessed Value	\$192,656
Previous Assessed	\$292,546
Assessor Market Value	\$481,640

PROPERTY FACTS

Property Type	Triplex (3 Units, Any Combination)
County	Catoosa
Lot (acres)	0.31
Foundation	Footing
Roof	Composition Shingle
Heating	Central
Cooling	Central

Deck · 227 ft²

Porch · 96 ft²

CLIMATE RISK

35 FLOOD	28 WILDFIRE	89 HEAT	94 STORM	30 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 20, 2023	Resale	Warranty Deed	\$85,935	\$33	
Sep 27, 2022	Resale	Warranty Deed	\$85,000	\$33	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Battlefield Primary School	Elementary	PK–2	0.9 mi
Lakeview-Fort Oglethorpe High School	High	9–12	1.0 mi
Lakeview Middle School	Middle	6–8	2.3 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.