

Single Family Residence **RESIDENTIAL**

196 MCDONALD DR

ROSSVILLE, GA 30741

\$186,533 TopHap Estimate · \$162 / ft² · confidence 90 · as of Jul 14, 2026



2

BATHS

1,152 ft²

LIVING AREA

0.26 ac

LOT SIZE

1957

YEAR BUILT

1

STORIES

VALUATION

\$187K

\$168K low

\$205K high

Last Sale

\$40,000 · Dec 26, 2024

Est. Owner Equity

\$186,533

TAX & ASSESSMENT

Property Tax	\$1,075 (2025)
Assessed Value	\$56,626
Previous Assessed	\$45,080
Assessor Market Value	\$141,565

PROPERTY FACTS

Property Type	Single Family Residence
County	Catoosa
Lot (acres)	0.26
Foundation	Concrete
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes

Porch · 180 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 19, 2024	Resale	Warranty Deed	\$40,000	\$35	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cloud Springs Elementary School	Elementary	KG–5	0.7 mi
Lakeview-Fort Oglethorpe High School	High	9–12	0.9 mi
Lakeview Middle School	Middle	6–8	1.3 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.

OWNERSHIP

Occupancy	Absentee owner
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