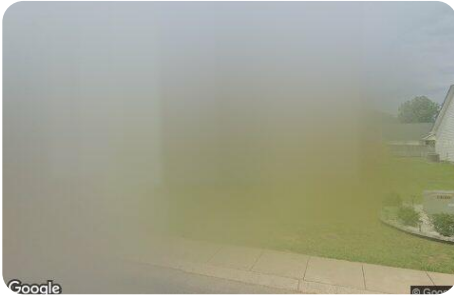


Single Family Residence **RESIDENTIAL**

# 36 HOLLI LN

ROSSVILLE, GA 30741

**\$283,602** TopHap Estimate · \$202 / ft<sup>2</sup> · confidence 98 · as of Jul 14, 2026



**2**

BATHS

**1,402 ft<sup>2</sup>**

LIVING AREA

**0.24 ac**

LOT SIZE

**2002**

YEAR BUILT

**1**

STORIES

## VALUATION

**\$284K**

\$277K low

\$290K high

Last Sale

**\$274,000 · Apr 28, 2022**

Est. Owner Equity

**\$220,143**

Loan-to-Value

**22%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,814 (2025) |
| Assessed Value        | \$109,016      |
| Previous Assessed     | \$105,105      |
| Assessor Market Value | \$272,539      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Catoosa                 |
| Lot (acres)   | 0.24                    |
| Foundation    | Footing                 |
| Roof          | Composition Shingle     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |

Porch · 260 ft²

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|--------|---------------|-----------|--------|--------|
| Apr 28, 2022 | Resale | Warranty Deed | \$274,000 | \$195  |        |
| Sep 21, 2012 | Resale | Warranty Deed | \$132,000 | \$94   | \$124K |
| Sep 21, 2012 | Resale | Grant Deed    | \$132,000 | \$94   | \$124K |

## ASSIGNED SCHOOLS

| SCHOOL                               | LEVEL      | GRADES | DISTANCE |
|--------------------------------------|------------|--------|----------|
| Battlefield Primary School           | Elementary | PK–2   | 0.8 mi   |
| Lakeview-Fort Oglethorpe High School | High       | 9–12   | 0.9 mi   |
| Lakeview Middle School               | Middle     | 6–8    | 2.5 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

|                           |                             |                             |                                |                         |                        |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>133</b><br>CRIME INDEX | <b>118</b><br>AIR POLLUTION | <b>31,945</b><br>POPULATION | <b>\$50K</b><br>MEDIAN IN-COME | <b>59°F</b><br>AVG TEMP | <b>61%</b><br>SUNSHINE |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|