

Residential - Vacant Land

RESIDENTIAL

3752 ROCK IVY TRL NE  
ROSWELL, GA 30075



4

BEDS

6

BATHS

5,662 ft<sup>2</sup>

LIVING AREA

7.06 ac

LOT SIZE

1996

YEAR BUILT

2

STORIES

10

ROOMS

VALUATION

Last Sale

\$1,998,000 · Feb 1, 2023

TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$9,137 (2025) |
| Assessed Value        | \$303,252      |
| Previous Assessed     | \$303,252      |
| Assessor Market Value | \$758,130      |

## PROPERTY FACTS

|               |                           |
|---------------|---------------------------|
| Property Type | Residential - Vacant Land |
| Style         | Split Level               |
| County        | Cobb                      |
| Lot (acres)   | 7.06                      |
| Heating       | Central                   |
| Cooling       | Central                   |
| Fireplace     | Prefab                    |
| Garage        | Garage, Attached          |
| Pool          | Pool, Gunite              |

Patio · 600 ft²

Porch · 930 ft²

## CLIMATE RISK

|                    |                       |                   |                    |                      |
|--------------------|-----------------------|-------------------|--------------------|----------------------|
| <b>71</b><br>FLOOD | <b>15</b><br>WILDFIRE | <b>85</b><br>HEAT | <b>96</b><br>STORM | <b>45</b><br>DROUGHT |
|--------------------|-----------------------|-------------------|--------------------|----------------------|

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

## TRANSACTION HISTORY

| DATE                | TYPE      | DEED                  | PRICE       | \$/FT² | LOAN   |
|---------------------|-----------|-----------------------|-------------|--------|--------|
| <b>Feb 7, 2023</b>  | Resale    | Deed                  | \$548,250   | \$97   |        |
| <b>Jan 31, 2023</b> | Resale    | Limited Warranty Deed | \$1,998,000 | \$353  | \$1.5M |
| <b>Oct 9, 2012</b>  | Quitclaim | Quit Claim Transfer   |             |        |        |

## ASSIGNED SCHOOLS

| SCHOOL                               | LEVEL      | GRADES | DISTANCE |
|--------------------------------------|------------|--------|----------|
| <b>Tritt Elementary School</b>       | Elementary | KG–5   | 1.6 mi   |
| <b>Hightower Trail Middle School</b> | Middle     | 6–8    | 2.2 mi   |
| <b>Pope High School</b>              | High       | 9–12   | 2.6 mi   |

District: Cobb 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 30075

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>28</b><br>CRIME INDEX | <b>83</b><br>AIR POLLUTION | <b>58,252</b><br>POPULATION | <b>\$152K</b><br>MEDIAN IN-COME | <b>60°F</b><br>AVG TEMP | <b>61%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|