

Duplex (2 Units, Any Combination)

RESIDENTIAL

809 CHICKAMAUGA AVE

ROSSVILLE, GA 30741



4

BATHS

1,860 ft²

LIVING AREA

0.15 ac

LOT SIZE

1987

YEAR BUILT

1

STORIES

VALUATION

Last Sale

\$4,400,000 · May 31, 2022

TAX & ASSESSMENT

Property Tax	\$2,338 (2025)
Assessed Value	\$76,445
Previous Assessed	\$71,572
Assessor Market Value	\$191,112

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
Style	Duplex Single
County	Walker
Lot (acres)	0.15
Foundation	Concrete
Roof	Composition Shingle
Heating	Central
Cooling	Central

Deck · 56 ft²

Patio · 56 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 31, 2022	Resale	Limited Warranty Deed	\$4,400,000	\$2366	
Dec 23, 2020	Resale	Warranty Deed	\$2,500,000	\$1344	\$2.1M
Mar 16, 2012	Quitclaim	Quit Claim Transfer			
Aug 11, 2010	Quitclaim	Quit Claim Transfer			
Dec 12, 2008	Quitclaim	Quit Claim Transfer			\$83K
Jan 9, 2009	Recorded document	Grant Deed			
Oct 7, 2008	Resale	Trustees Deed	\$92,596	\$50	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rossville Elementary School	Elementary	PK–5	1.8 mi
Ridgeland High School	High	9–12	2.9 mi
Rossville Middle School	Middle	6–8	3.5 mi

District: Walker 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
---------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Absentee owner
-----------	-----------------------