

Single Family Residence **RESIDENTIAL**

449 PRATER RD

ROSSVILLE, GA 30741

\$360,523 TopHap Estimate · \$149 / ft² · confidence 85 · as of Jul 14, 2026



4

BATHS

2,426 ft²

LIVING AREA

2.4 ac

LOT SIZE

2012

YEAR BUILT

1

STORIES

VALUATION

\$361K

\$307K low

\$414K high

Est. Owner Equity

\$360,523

TAX & ASSESSMENT

Property Tax	\$3,145 (2025)
Assessed Value	\$184,254
Previous Assessed	\$169,136
Assessor Market Value	\$460,635

PROPERTY FACTS

Property Type	Single Family Residence
County	Catoosa
Lot (acres)	2.40
Foundation	Concrete
Roof	Metal
Heating	Central
Cooling	Central

Porch · 912 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 26, 2019	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
West Side Elementary School	Elementary	PK–5	1.4 mi
Lakeview Middle School	Middle	6–8	2.3 mi
Lakeview-Fort Oglethorpe High School	High	9–12	2.6 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	Owner occupied
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