

Single Family Residence **RESIDENTIAL**

# 56 EVELYN DR

ROSSVILLE, GA 30741

**\$163,500** TopHap Estimate · \$156 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**1**

BATHS

**1,050 ft<sup>2</sup>**

LIVING AREA

**0.33 ac**

LOT SIZE

**1960**

YEAR BUILT

**1**

STORIES

## VALUATION

**\$164K**

\$152K low

\$175K high

Est. Owner Equity

**\$163,500**

## TAX & ASSESSMENT

|                       |              |
|-----------------------|--------------|
| Property Tax          | \$917 (2025) |
| Assessed Value        | \$48,287     |
| Previous Assessed     | \$46,068     |
| Assessor Market Value | \$120,718    |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Catoosa                 |
| Lot (acres)   | 0.33                    |
| Foundation    | Concrete                |
| Roof          | Metal                   |
| Heating       | Central                 |
| Cooling       | Central                 |

Deck · 40 ft<sup>2</sup>

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE | \$/FT <sup>2</sup> | LOAN |
|--------------|-----------|---------------------|-------|--------------------|------|
| Dec 15, 2021 | Financing | Warranty Deed       |       |                    |      |
| Jan 18, 2013 | Quitclaim | Quit Claim Transfer |       |                    |      |
| Jan 22, 2013 | Quitclaim | Quit Claim Transfer |       |                    |      |

## ASSIGNED SCHOOLS

| SCHOOL                               | LEVEL      | GRADES | DISTANCE |
|--------------------------------------|------------|--------|----------|
| Cloud Springs Elementary School      | Elementary | KG–5   | 0.2 mi   |
| Lakeview Middle School               | Middle     | 6–8    | 0.8 mi   |
| Lakeview-Fort Oglethorpe High School | High       | 9–12   | 1.4 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>Absentee owner</b> |
|-----------|-----------------------|