

Triplex (3 Units, Any Combination)

RESIDENTIAL

20 ANN DR # 24

ROSSVILLE, GA 30741



3

BATHS

2,448 ft²

LIVING AREA

0.45 ac

LOT SIZE

2023

YEAR BUILT

1

STORIES

VALUATION

Last Sale

\$370,000 · Sep 8, 2023

TAX & ASSESSMENT

Property Tax	\$2,829 (2025)
Assessed Value	\$182,361
Previous Assessed	\$175,233
Assessor Market Value	\$455,902

PROPERTY FACTS

Property Type	Triplex (3 Units, Any Combination)
County	Catoosa
Lot (acres)	0.45
Foundation	Footing
Roof	Composition Shingle
Heating	Central
Cooling	Central

Deck · 64 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 8, 2023	Resale	Warranty Deed	\$370,000	\$151	
Jan 20, 2023	Resale	Warranty Deed	\$39,843	\$16	
Jul 28, 2021	Resale	Warranty Deed	\$32,000	\$13	
Aug 4, 2020	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
West Side Elementary School	Elementary	PK–5	0.6 mi
Lakeview-Fort Oglethorpe High School	High	9–12	1.7 mi
Lakeview Middle School	Middle	6–8	2.3 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	Absentee owner
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