

Single Family Residence **RESIDENTIAL**

45 MAGNOLIA ST

ROSSVILLE, GA 30741

\$270,825 TopHap Estimate · \$182 / ft² · confidence 92 · as of Jul 14, 2026



2

BATHS

1,488 ft²

LIVING AREA

0.27 ac

LOT SIZE

1976

YEAR BUILT

2

STORIES

VALUATION

\$271K

\$250K low

\$291K high

Last Sale

\$95,000 · Feb 13, 2013

Est. Owner Equity

\$158,363

Loan-to-Value

47%

TAX & ASSESSMENT

Property Tax	\$1,444 (2025)
Assessed Value	\$76,058
Previous Assessed	\$69,392
Assessor Market Value	\$190,146

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	Catoosa
Lot (acres)	0.27
Foundation	Concrete
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes

Deck · 140 ft²

Porch · 104 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 13, 2013	Resale	Warranty Deed	\$95,000	\$64	\$93K
Feb 13, 2013	Resale	Grant Deed	\$95,000	\$64	\$93K
Jan 20, 2009	Financing	Grant Deed			\$64K
Aug 5, 2008	Foreclosure sale	Trustees Deed	\$86,900	\$58	
Aug 5, 2008	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lakeview Middle School	Middle	6–8	0.5 mi
Cloud Springs Elementary School	Elementary	KG–5	1.1 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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