

Mobile Home **RESIDENTIAL**

140 ANN DR
ROSSVILLE, GA 30741



2

BATHS

1,568 ft²

LIVING AREA

0.29 ac

LOT SIZE

2021

YEAR BUILT

1

STORIES

VALUATION

Last Sale

\$25,000 · Dec 10, 2021

TAX & ASSESSMENT

Property Tax	\$766 (2025)
Assessed Value	\$40,331
Previous Assessed	\$40,331
Assessor Market Value	\$100,827

PROPERTY FACTS

Property Type	Mobile Home
Style	Mobile/Manufactured
County	Catoosa
Lot (acres)	0.29
Foundation	Masonry (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central

CLIMATE RISK

1 FLOOD	26 WILDFIRE	89 HEAT	94 STORM	30 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 10, 2021	Resale	Warranty Deed	\$25,000	\$16	\$140K
Dec 15, 2020	Resale	Warranty Deed	\$16,500	\$11	
Jan 15, 2020	Resale	Warranty Deed	\$16,500	\$11	
May 19, 2016	Resale	Warranty Deed	\$10,000	\$6	\$72K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
West Side Elementary School	Elementary	PK–5	0.7 mi
Lakeview-Fort Oglethorpe High School	High	9–12	1.8 mi
Lakeview Middle School	Middle	6–8	2.4 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

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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