

Single Family Residence **RESIDENTIAL**

# 312 MORNING SIDE DR

ROSSVILLE, GA 30741

**\$325,204** TopHap Estimate · \$144 / ft<sup>2</sup> · confidence 92 · as of Jul 14, 2026



**2**

BATHS

**2,260 ft<sup>2</sup>**

LIVING AREA

**0.39 ac**

LOT SIZE

**1990**

YEAR BUILT

**1**

STORIES

## VALUATION

**\$325K**

\$300K low

\$351K high

Last Sale

**\$136,900 · Dec 9, 2015**

Est. Owner Equity

**\$325,204**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,298 (2025) |
| Assessed Value        | \$101,260      |
| Previous Assessed     | \$100,183      |
| Assessor Market Value | \$253,149      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Walker                  |
| Lot (acres)   | 0.39                    |
| Foundation    | Concrete                |
| Roof          | Composition Shingle     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |

Deck · 150 ft²

Patio · 150 ft²

Porch · 90 ft²

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                        | PRICE     | \$/FT² | LOAN   |
|--------------|-------------------|-----------------------------|-----------|--------|--------|
| Dec 9, 2015  | Resale            | Warranty Deed               | \$136,900 | \$61   |        |
| Mar 28, 2013 | Recorded document | Deed In Lieu Of Foreclosure |           |        |        |
| Jan 4, 2008  | Resale            | Warranty Deed               | \$113,400 | \$50   | \$115K |

## ASSIGNED SCHOOLS

| SCHOOL                        | LEVEL      | GRADES | DISTANCE |
|-------------------------------|------------|--------|----------|
| Ridgeland High School         | High       | 9–12   | 0.5 mi   |
| Rossville Middle School       | Middle     | 6–8    | 0.7 mi   |
| Stone Creek Elementary School | Elementary | KG–5   | 1.0 mi   |

District: Walker 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> |
|-----------|-----------------------|