

Duplex (2 Units, Any Combination) RESIDENTIAL

8 ROPER DR  
DOUGLASVILLE, GA 30135



4  
BEDS

2  
BATHS

1,579 ft<sup>2</sup>  
LIVING AREA

0.66 ac  
LOT SIZE

1970  
YEAR BUILT

1  
STORIES

VALUATION

Last Sale \$108,000 · Apr 9, 2007

TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,343 (2024) |
| Assessed Value        | \$74,480       |
| Previous Assessed     | \$74,480       |
| Assessor Market Value | \$186,200      |

## PROPERTY FACTS

|               |                                   |
|---------------|-----------------------------------|
| Property Type | Duplex (2 Units, Any Combination) |
| County        | Douglas                           |
| Construction  | Wood Frame                        |
| Foundation    | Masonry (Unspecified)             |
| Roof          | Asphalt                           |
| Heating       | Central                           |
| Cooling       | Central                           |
| Pool          | No                                |

Patio · 20 ft<sup>2</sup>

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED       | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|--------|------------|-----------|--------------------|--------|
| Mar 30, 2007 | Resale | Deed       | \$108,000 | \$68               | \$102K |
| Mar 30, 2007 | Resale | Grant Deed | \$108,000 | \$68               | \$102K |

## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| Yeager Middle School       | Middle     | 6–8    | 1.0 mi   |
| Alexander High School      | High       | 9–12   | 1.1 mi   |
| Bill Arp Elementary School | Elementary | KG–5   | 1.3 mi   |

District: Douglas 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 30135**

|                          |                            |                             |                                    |                         |                        |
|--------------------------|----------------------------|-----------------------------|------------------------------------|-------------------------|------------------------|
| <b>75</b><br>CRIME INDEX | <b>79</b><br>AIR POLLUTION | <b>70,355</b><br>POPULATION | <b>\$99K</b><br>MEDIAN IN-<br>COME | <b>61°F</b><br>AVG TEMP | <b>61%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|------------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

**OWNERSHIP**

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|