

Single Family Residence

**RESIDENTIAL**

# 35 SWAN DR

ROCK SPRING, GA 30739

**\$249,043** TopHap Estimate · \$221 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**2**

BATHS

**1,128 ft<sup>2</sup>**

LIVING AREA

**0.53 ac**

LOT SIZE

**2001**

YEAR BUILT

**1**

STORIES

## VALUATION

**\$249K**

\$233K low

\$265K high

Last Sale

**\$245,000 · Mar 10, 2025**

Est. Owner Equity

**\$8,481**

Loan-to-Value

**97%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,790 (2025) |
| Assessed Value        | \$94,286       |
| Previous Assessed     | \$90,976       |
| Assessor Market Value | \$235,716      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Catoosa                 |
| Lot (acres)   | 0.53                    |
| Foundation    | Concrete                |
| Roof          | Composition Shingle     |
| Heating       | Central                 |
| Cooling       | Central                 |

Deck · 120 ft²

Porch · 70 ft²

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|--------|---------------|-----------|--------|--------|
| Feb 28, 2025 | Resale | Warranty Deed | \$245,000 | \$217  | \$241K |
| Mar 16, 2009 | Resale | Warranty Deed | \$115,500 | \$102  |        |
| Mar 15, 2006 | Resale | Grant Deed    | \$103,300 | \$92   | \$94K  |

## ASSIGNED SCHOOLS

| SCHOOL                        | LEVEL      | GRADES | DISTANCE |
|-------------------------------|------------|--------|----------|
| Woodstation Elementary School | Elementary | PK–5   | 0.6 mi   |
| Heritage Middle School        | Middle     | 6–8    | 7.8 mi   |
| Heritage High School          | High       | 9–12   | 8.1 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 30739

|                           |                             |                            |                                |                         |                        |
|---------------------------|-----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|
| <b>105</b><br>CRIME INDEX | <b>112</b><br>AIR POLLUTION | <b>5,683</b><br>POPULATION | <b>\$73K</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>Owner occupied</b> |
|-----------|-----------------------|