

Single Family Residence **RESIDENTIAL**

55 ROSCOE RD

NEWNAN, GA 30263

\$393,311 TopHap Estimate · \$140 / ft² · confidence 77 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,800 ft²

LIVING AREA

0.44 ac

LOT SIZE

2001

YEAR BUILT

2

STORIES

VALUATION

\$393K

\$305K low

\$482K high

Est. Owner Equity

\$393,311

TAX & ASSESSMENT

Property Tax	\$3,868 (2025)
Assessed Value	\$170,633
Previous Assessed	\$154,979
Assessor Market Value	\$426,583

PROPERTY FACTS

Property Type	Single Family Residence
County	Coweta
Lot (acres)	0.44
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Patio · 290 ft²

Porch · 36 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 10, 2025	Financing	Warranty Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Elm Street Elementary School	Elementary	PK–5	0.9 mi
Evans Middle School	Middle	6–8	1.0 mi
Newnan High School	High	9–12	2.2 mi

District: Coweta 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 30263

113 CRIME INDEX	96 AIR POLLUTION	61,293 POPULATION	\$81K MEDIAN IN-COME	62°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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