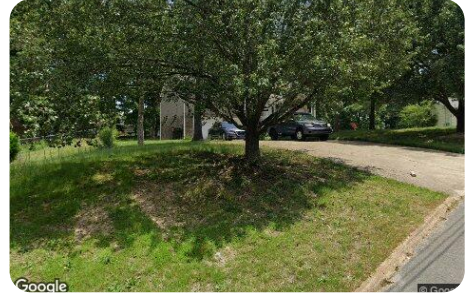


Single Family Residence **RESIDENTIAL**

86 ROLLING MEADOWS DR

RINGGOLD, GA 30736

\$194,353 TopHap Estimate · \$179 / ft² · confidence 92 · as of Jul 14, 2026



2

BATHS

1,084 ft²

LIVING AREA

0.38 ac

LOT SIZE

1990

YEAR BUILT

1

STORIES

VALUATION

\$194K

\$179K low

\$210K high

Last Sale

\$128,000 · Jan 31, 2023

Est. Owner Equity

\$79,162

Loan-to-Value

55%

TAX & ASSESSMENT

Property Tax	\$1,467 (2025)
Assessed Value	\$77,284
Previous Assessed	\$74,584
Assessor Market Value	\$193,211

PROPERTY FACTS

Property Type	Single Family Residence
County	Catoosa
Lot (acres)	0.38
Foundation	Concrete
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes

Deck · 12 ft²

Porch · 16 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 31, 2023	Resale	Warranty Deed	\$128,000	\$118	\$115K
Nov 1, 2017	Resale	Grant Deed	\$94,000	\$87	
Jun 26, 2017	Recorded document	Grant Deed			
May 2, 2017	Non-arms-length	Trustees Deed	\$79,949	\$74	
Oct 13, 2006	Resale	Warranty Deed	\$101,500	\$94	\$102K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Heritage High School	High	9–12	1.4 mi
Heritage Middle School	Middle	6–8	1.5 mi
Boyton Elementary School	Elementary	PK–5	1.7 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 30736

88 CRIME INDEX	116 AIR POLLUTION	45,340 POPULATION	\$82K MEDIAN IN-COME	59°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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