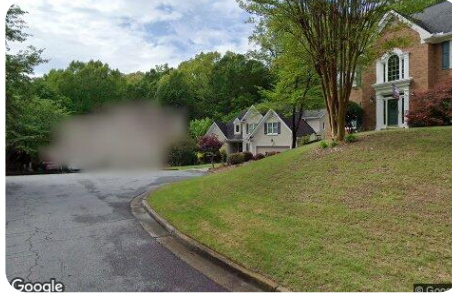


Single Family Residence **RESIDENTIAL**

265 MERRITT DR

ROSWELL, GA 30076

\$818,412 TopHap Estimate · \$230 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

3,561 ft²

LIVING AREA

0.28 ac

LOT SIZE

1988

YEAR BUILT

2

STORIES

10

ROOMS

VALUATION

\$818K

\$795K low

\$841K high

Last Sale

\$545,000 · Jul 31, 2019

Est. Owner Equity

\$335,412

Loan-to-Value

56%

TAX & ASSESSMENT

Property Tax	\$6,124 (2025)
Assessed Value	\$285,760
Previous Assessed	\$268,160
Assessor Market Value	\$714,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.28
Construction	Brick
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Patio · 160 ft²

Porch · 307 ft²

CLIMATE RISK

68 FLOOD	9 WILDFIRE	85 HEAT	90 STORM	45 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 31, 2019	Resale	Warranty Deed	\$545,000	\$153	\$484K
Dec 30, 2015	Resale	Grant Deed	\$486,000	\$136	\$389K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Holcomb Bridge Middle School	Middle	6–8	0.7 mi
Centennial High School	High	9–12	1.7 mi
River Eves Elementary School	Elementary	PK–5	2.0 mi

District: Fulton 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 30076

54 CRIME INDEX	82 AIR POLLUTION	42,728 POPULATION	\$113K MEDIAN IN-COME	60°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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