

Single Family Residence

RESIDENTIAL

417 SASSAFRAS RD

ROSWELL, GA 30076

\$634,679 TopHap Estimate · \$305 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,083 ft²

LIVING AREA

0.37 ac

LOT SIZE

1977

YEAR BUILT

1

STORIES

8

ROOMS

2

PARKING

VALUATION

\$635K

\$602K low

\$667K high

Last Sale

\$357,000 · Nov 27, 2018

Est. Owner Equity

\$141,860

Loan-to-Value

85%

TAX & ASSESSMENT

Property Tax	\$2,831 (2025)
Assessed Value	\$176,880
Previous Assessed	\$179,960
Assessor Market Value	\$442,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.37
Heating	Yes
Cooling	Yes
Fireplace	Yes
Garage	Garage, Basement
Pool	No
View	Neighborhood / Spot

Deck

Patio · 128 ft²

Porch · 210 ft²

CLIMATE RISK

1

FLOOD

15

WILDFIRE

85

HEAT

92

STORM

41

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 27, 2018	Resale	Grant Deed	\$357,000	\$171	\$327K
Feb 22, 2008	Resale	Warranty Deed	\$320,000	\$154	
Feb 22, 2008	Resale	Grant Deed	\$320,000	\$154	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Holcomb Bridge Middle School	Middle	6–8	0.3 mi
Centennial High School	High	9–12	0.8 mi

River Eves Elementary School	Elementary	PK–5	1.3 mi
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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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