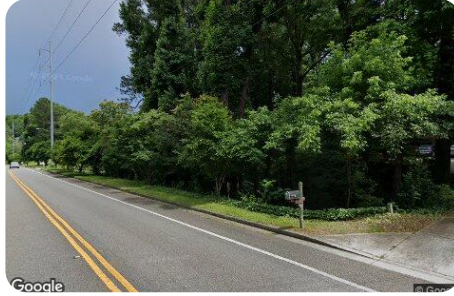


Single Family Residence **RESIDENTIAL**

1040 WESTCROFT LN

ROSWELL, GA 30075

\$1,043,950 TopHap Estimate · \$241 / ft² · confidence 90 · as of Jul 14, 2026



4
BEDS

4
BATHS

4,330 ft²
LIVING AREA

0.28 ac
LOT SIZE

2007
YEAR BUILT

2
STORIES

10
ROOMS

VALUATION

\$1M

\$936K low

\$1.2M high

Last Sale

\$623,500 · Aug 2, 2013

Est. Owner Equity

\$600,450

Loan-to-Value

42%

TAX & ASSESSMENT

Property Tax	\$7,017 (2025)
Assessed Value	\$359,280
Previous Assessed	\$347,560
Assessor Market Value	\$898,200

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 · 402 ft²

Porch · 48 ft²

CLIMATE RISK

40 FLOOD	5 WILDFIRE	85 HEAT	95 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
Oct 30, 2007	Resale	Grant Deed	\$707,962	\$164	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roswell North Elementary School	Elementary	PK–5	1.8 mi
Crabapple Middle School	Middle	6–8	2.1 mi
Roswell High School	High	9–12	3.5 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 30075

28 CRIME INDEX	83 AIR POLLUTION	58,252 POPULATION	\$152K 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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