

Single Family Residence

**RESIDENTIAL**

# 1190 TERRAMONT DR

ROSWELL, GA 30076

**\$462,227** TopHap Estimate · \$293 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,575 ft<sup>2</sup>**

LIVING AREA

**0.23 ac**

LOT SIZE

**1980**

YEAR BUILT

**1**

STORIES

**6**

ROOMS

## VALUATION

**\$462K**

\$428K low

\$496K high

Last Sale

**\$142,000 · Sep 27, 2013**

Est. Owner Equity

**\$255,727**

Loan-to-Value

**47%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,409 (2025) |
| Assessed Value        | \$130,520      |
| Previous Assessed     | \$153,480      |
| Assessor Market Value | \$326,300      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Ranch                   |
| County        | FULTON                  |
| Lot (acres)   | 0.23                    |
| Heating       | Yes                     |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Pool          | No                      |
| View          | Neighborhood / Spot     |

Patio · 100 ft²

Porch · 75 ft²

## CLIMATE RISK

|            |               |            |             |               |
|------------|---------------|------------|-------------|---------------|
| 1<br>FLOOD | 9<br>WILDFIRE | 85<br>HEAT | 94<br>STORM | 41<br>DROUGHT |
|------------|---------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|---------------------|-----------|--------|--------|
| Sep 27, 2013 | Resale    | Warranty Deed       | \$142,000 | \$90   | \$107K |
| May 10, 2007 | Quitclaim | Quit Claim Transfer | \$63,000  | \$40   |        |
| May 10, 2007 | Resale    | Grant Deed          | \$165,000 | \$105  |        |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Hillside Elementary School  | Elementary | PK–5   | 0.8 mi   |
| Centennial High School      | High       | 9–12   | 1.1 mi   |
| Haynes Bridge Middle School | Middle     | 6–8    | 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>54</b><br>CRIME INDEX | <b>82</b><br>AIR POLLUTION | <b>42,728</b><br>POPULATION | <b>\$113K</b><br>MEDIAN IN-COME | <b>60°F</b><br>AVG TEMP | <b>61%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|