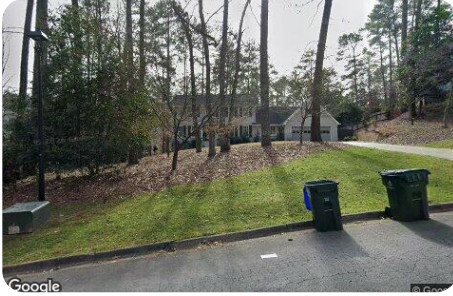


Single Family Residence **RESIDENTIAL**

1165 NORTSHORE DR

ROSWELL, GA 30076

\$681,641 TopHap Estimate · \$210 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

3,241 ft²

LIVING AREA

0.49 ac

LOT SIZE

1972

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$682K

\$647K low

\$717K high

Last Sale

\$370,000 · Nov 3, 2006

Est. Owner Equity

\$371,641

Loan-to-Value

45%

TAX & ASSESSMENT

Property Tax	\$3,225 (2025)
Assessed Value	\$226,600
Previous Assessed	\$209,760
Assessor Market Value	\$566,500

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.48
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	Yes
View	Neighborhood / Spot

Deck · 540 ft²

Patio · 792 ft²

Porch · 60 ft²

CLIMATE RISK

1 FLOOD	13 WILDFIRE	85 HEAT	95 STORM	41 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 31, 2006	Resale	Deed	\$370,000	\$114	\$210K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Esther Jackson Elementary	Elementary	PK–5	0.6 mi
Centennial High School	High	9–12	1.9 mi
Holcomb Bridge Middle School	Middle	6–8	2.4 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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