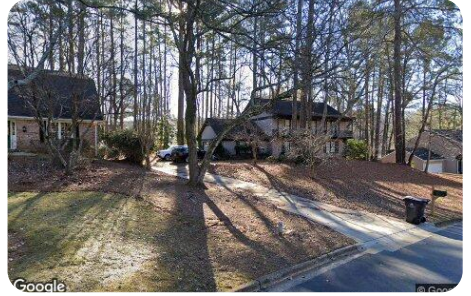


Single Family Residence **RESIDENTIAL**

1275 NORTSHORE DR

ROSWELL, GA 30076

\$743,961 TopHap Estimate · \$204 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

3,645 ft²

LIVING AREA

0.36 ac

LOT SIZE

1970

YEAR BUILT

1

STORIES

7

ROOMS

VALUATION

\$744K

\$697K low

\$791K high

Last Sale

\$288,000 · Aug 10, 2011

Est. Owner Equity

\$559,711

Loan-to-Value

25%

TAX & ASSESSMENT

Property Tax	\$5,548 (2025)
Assessed Value	\$212,400
Previous Assessed	\$200,600
Assessor Market Value	\$531,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.36
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	Yes
View	Neighborhood / Spot

Patio · 652 ft²

Porch · 288 ft²

CLIMATE RISK

1
FLOOD

12
WILDFIRE

85
HEAT

95
STORM

41
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 10, 2011	Resale	Warranty Deed	\$288,000	\$79	\$144K
Dec 23, 2009	Quitclaim	Quit Claim Transfer			
May 31, 2006	Resale	Deed	\$322,000	\$88	\$290K
May 31, 2006	Resale	Grant Deed	\$322,000	\$88	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Esther Jackson Elementary	Elementary	PK–5	0.4 mi
Centennial High School	High	9–12	1.8 mi
Holcomb Bridge Middle School	Middle	6–8	2.3 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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