

Single Family Residence **RESIDENTIAL**

# 1185 NORTSHORE DR

ROSWELL, GA 30076

**\$670,179** TopHap Estimate · \$216 / ft² · confidence 95 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**3,104 ft²**

LIVING AREA

**0.41 ac**

LOT SIZE

**1970**

YEAR BUILT

**2**

STORIES

**8**

ROOMS

## VALUATION

**\$670K**

\$635K low

\$705K high

Last Sale

**\$480,000 · Jul 17, 2007**

Est. Owner Equity

**\$0**

Loan-to-Value

**142%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,881 (2025) |
| Assessed Value        | \$221,320      |
| Previous Assessed     | \$204,880      |
| Assessor Market Value | \$553,300      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Conventional            |
| County        | FULTON                  |
| Lot (acres)   | 0.41                    |
| Heating       | Yes                     |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Pool          | No                      |
| View          | Neighborhood / Spot     |

Patio · 240 ft²

Porch · 282 ft²

## CLIMATE RISK

64

FLOOD

13

WILDFIRE

85

HEAT

95

STORM

41

DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|--------|---------------|-----------|--------|--------|
| Jun 29, 2007 | Resale | Deed          | \$480,000 | \$155  | \$370K |
| Jun 29, 2007 | Resale | Grant Deed    | \$480,000 | \$155  |        |
| Apr 27, 2006 | Resale | Warranty Deed | \$309,000 | \$100  | \$247K |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Esther Jackson Elementary    | Elementary | PK–5   | 0.5 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <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>Owner occupied</b> |
|-----------|-----------------------|