

Single Family Residence **RESIDENTIAL**

# 740 DUNSCORE CT

ROSWELL, GA 30075

**\$738,046** TopHap Estimate · \$296 / ft<sup>2</sup> · confidence 90 · as of Jul 14, 2026



**4**

BEDS

**2.5**

BATHS

**2,492 ft<sup>2</sup>**

LIVING AREA

**0.43 ac**

LOT SIZE

**1996**

YEAR BUILT

**2**

STORIES

**8**

ROOMS

## VALUATION

**\$738K**

\$667K low

\$809K high

Last Sale

**\$719,000 · Dec 17, 2025**

Est. Owner Equity

**\$54,996**

Loan-to-Value

**93%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,062 (2025) |
| Assessed Value        | \$247,720      |
| Previous Assessed     | \$202,160      |
| Assessor Market Value | \$619,300      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Colonial                |
| County        | FULTON                  |
| Lot (acres)   | 0.43                    |
| Construction  | Brick                   |
| Heating       | Yes                     |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Pool          | No                      |
| View          | Neighborhood / Spot     |

Deck   Patio · 216 ft²   Porch · 52 ft²

## CLIMATE RISK

|             |                |            |             |               |
|-------------|----------------|------------|-------------|---------------|
| 28<br>FLOOD | 15<br>WILDFIRE | 85<br>HEAT | 96<br>STORM | 45<br>DROUGHT |
|-------------|----------------|------------|-------------|---------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED                  | PRICE     | \$/FT² | LOAN   |
|--------------|--------|-----------------------|-----------|--------|--------|
| Dec 15, 2025 | Resale | Limited Warranty Deed | \$719,000 | \$289  | \$683K |
| Dec 4, 2015  | Resale | Grant Deed            | \$373,100 | \$150  |        |

## ASSIGNED SCHOOLS

| SCHOOL                        | LEVEL      | GRADES | DISTANCE |
|-------------------------------|------------|--------|----------|
| Roswell High School           | High       | 9–12   | 3.1 mi   |
| Sweet Apple Elementary School | Elementary | PK–5   | 3.5 mi   |
| Elkins Pointe Middle School   | Middle     | 6–8    | 5.3 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 30075

|                   |                     |                      |                          |                  |                 |
|-------------------|---------------------|----------------------|--------------------------|------------------|-----------------|
| 28<br>CRIME INDEX | 83<br>AIR POLLUTION | 58,252<br>POPULATION | \$152K<br>MEDIAN IN-COME | 60°F<br>AVG TEMP | 61%<br>SUNSHINE |
|-------------------|---------------------|----------------------|--------------------------|------------------|-----------------|

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

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|