

Single Family Residence **RESIDENTIAL**

435 SASSAFRAS LN

ROSWELL, GA 30076

\$578,447 TopHap Estimate · \$280 / ft² · confidence 89 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,065 ft²

LIVING AREA

0.33 ac

LOT SIZE

1977

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$578K

\$517K low

\$640K high

Last Sale

\$226,000 · Feb 2, 2000

Est. Owner Equity

\$414,547

Loan-to-Value

30%

TAX & ASSESSMENT

Property Tax	\$2,828 (2025)
Assessed Value	\$179,560
Previous Assessed	\$183,560
Assessor Market Value	\$448,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.33
Heating	Yes
Cooling	Yes
Fireplace	Yes
Garage	Garage, Basement
Pool	No
View	Neighborhood / Spot

Deck

Patio · 224 ft²

CLIMATE RISK

1

FLOOD

5

WILDFIRE

85

HEAT

92

STORM

41

DROUGHT

Scores 0–100; higher = greater projected risk.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Holcomb Bridge Middle School	Middle	6–8	0.4 mi
Centennial High School	High	9–12	0.7 mi
River Eves Elementary School	Elementary	PK–5	1.3 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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