

Single Family Residence **RESIDENTIAL**

478 SASSAFRAS LN

ROSWELL, GA 30076

\$649,838 TopHap Estimate · \$338 / ft² · confidence 90 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

1,920 ft²

LIVING AREA

0.39 ac

LOT SIZE

1977

YEAR BUILT

1

STORIES

8

ROOMS

VALUATION

\$650K

\$588K low

\$712K high

Last Sale

\$436,000 · Feb 4, 2010

Est. Owner Equity

\$401,838

Loan-to-Value

38%

TAX & ASSESSMENT

Property Tax	\$3,358 (2025)
Assessed Value	\$225,040
Previous Assessed	\$232,640
Assessor Market Value	\$562,600

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	FULTON
Lot (acres)	0.39
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Patio · 272 ft²

Porch · 21 ft²

CLIMATE RISK

25
FLOOD

6
WILDFIRE

85
HEAT

92
STORM

45
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 29, 2010	Resale	Grant Deed	\$436,000	\$227	
Jun 29, 2004	Resale	Grant Deed	\$412,000	\$215	\$330K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Holcomb Bridge Middle School	Middle	6–8	0.4 mi
Centennial High School	High	9–12	0.8 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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