

Single Family Residence **RESIDENTIAL**

# 460 SASSAFRAS LN

ROSWELL, GA 30076

**\$604,763** TopHap Estimate · \$273 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**4**

BEDS

**2.5**

BATHS

**2,212 ft<sup>2</sup>**

LIVING AREA

**0.33 ac**

LOT SIZE

**1978**

YEAR BUILT

**2**

STORIES

**8**

ROOMS

**2**

PARKING

## VALUATION

**\$605K**

\$570K low

\$639K high

Last Sale

**\$224,900 · Nov 30, 2011**

Est. Owner Equity

**\$489,763**

Loan-to-Value

**20%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,830 (2025) |
| Assessed Value        | \$181,440      |
| Previous Assessed     | \$185,760      |
| Assessor Market Value | \$453,600      |

## 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 · 228 ft²

Porch · 28 ft²

## CLIMATE RISK

25  
FLOOD

15  
WILDFIRE

85  
HEAT

92  
STORM

41  
DROUGHT

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

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|--------|---------------|-----------|--------|--------|
| Nov 30, 2011 | Resale | Warranty Deed | \$224,900 | \$102  | \$125K |

## 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <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> |
|-----------|-----------------------|