

Single Family Residence **RESIDENTIAL**

5040 AMBER LEAF DR

ROSWELL, GA 30076

\$580,822 TopHap Estimate · \$281 / ft² · confidence 98 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,068 ft²

LIVING AREA

0.17 ac

LOT SIZE

1996

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$581K

\$569K low

\$593K high

Last Sale

\$540,000 · Mar 29, 2023

Est. Owner Equity

\$148,822

Loan-to-Value

72%

TAX & ASSESSMENT

Property Tax	\$5,021 (2025)
Assessed Value	\$208,440
Previous Assessed	\$201,320
Assessor Market Value	\$521,100

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	FULTON
Lot (acres)	0.17
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Porch · 217 ft²

CLIMATE RISK

1 FLOOD	3 WILDFIRE	85 HEAT	92 STORM	45 DROUGHT
------------	---------------	------------	-------------	---------------

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 28, 2023	Resale	Warranty Deed	\$540,000	\$261	\$432K
Apr 26, 2013	Resale	Warranty Deed	\$211,000	\$102	\$200K
Jun 22, 2007	Resale	Warranty Deed	\$248,000	\$120	\$183K
Jun 22, 2007	Resale	Grant Deed	\$248,000	\$120	\$183K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sweet Apple Elementary School	Elementary	PK–5	0.4 mi
Elkins Pointe Middle School	Middle	6–8	1.5 mi
Milton High School	High	9–12	2.3 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
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

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