

Single Family Residence **RESIDENTIAL**

1040 WINDFAIRE PL

ROSWELL, GA 30076

\$1,021,005 TopHap Estimate · \$248 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

4.5

BATHS

4,124 ft²

LIVING AREA

0.71 ac

LOT SIZE

2009

YEAR BUILT

2

STORIES

11

ROOMS

VALUATION

\$1M

\$942K low

\$1.1M high

Last Sale

\$740,000 · Sep 28, 2017

Est. Owner Equity

\$668,505

Loan-to-Value

36%

TAX & ASSESSMENT

Property Tax	\$7,573 (2025)
Assessed Value	\$301,440
Previous Assessed	\$301,440
Assessor Market Value	\$753,600

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.71
Construction	Brick
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Porch · 245 ft²

CLIMATE RISK

44
FLOOD

12
WILDFIRE

85
HEAT

94
STORM

45
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 28, 2017	Resale	Grant Deed	\$740,000	\$179	\$424K
Aug 9, 2012	Resale	Grant Deed	\$650,000	\$158	\$650K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
River Eves Elementary School	Elementary	PK–5	0.6 mi
Centennial High School	High	9–12	1.2 mi
Holcomb Bridge Middle School	Middle	6–8	1.7 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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