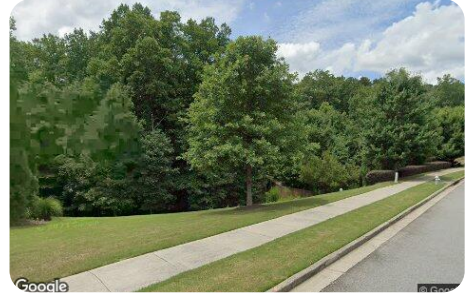


Single Family Residence **RESIDENTIAL**

1160 WINDFAIRE PL

ROSWELL, GA 30076

\$1,229,477 TopHap Estimate · \$255 / ft² · confidence 98 · as of Jul 14, 2026



6

BEDS

6

BATHS

4,816 ft²

LIVING AREA

0.83 ac

LOT SIZE

2010

YEAR BUILT

2

STORIES

12

ROOMS

VALUATION

\$1.2M

\$1.2M low

\$1.3M high

Last Sale

\$1,225,000 · May 8, 2026

Est. Owner Equity

\$266,477

Loan-to-Value

78%

TAX & ASSESSMENT

Property Tax	\$11,236 (2025)
Assessed Value	\$430,200
Previous Assessed	\$430,200
Assessor Market Value	\$1,075,500

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.83
Construction	Brick
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Porch · 441 ft²

CLIMATE RISK

35
FLOOD

12
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
May 8, 2026	Resale	Limited Warranty Deed	\$1,225,000	\$254	\$650K
Jan 14, 2019	Resale	Grant Deed	\$795,000	\$165	\$795K
Jan 14, 2019	Non-arms-length	Warranty Deed	\$795,000	\$165	
Nov 15, 2010	Resale	Warranty Deed	\$939,600	\$195	\$655K
Nov 3, 2009	Resale	Grant Deed	\$225,000	\$47	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
River Eves Elementary School	Elementary	PK–5	0.4 mi
Centennial High School	High	9–12	1.3 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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