

Townhouse

RESIDENTIAL

2259 ORCHARD PL

ROSWELL, GA 30076

\$434,866 TopHap Estimate · \$322 / ft² · confidence 95 · as of Jul 14, 2026



2

BEDS

2

BATHS

1,350 ft²

LIVING AREA

1,350 ft²

LOT SIZE

2000

YEAR BUILT

1

STORIES

5

ROOMS

VALUATION

\$435K

\$414K low

\$456K high

Last Sale

\$200,000 · Sep 11, 2013

Est. Owner Equity

\$319,866

Loan-to-Value

26%

TAX & ASSESSMENT

Property Tax	\$575 (2025)
Assessed Value	\$172,680
Previous Assessed	\$150,640
Assessor Market Value	\$431,700

PROPERTY FACTS

Property Type	Townhouse
Style	Townhouse
County	FULTON
Lot (acres)	0.03
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Porch · 440 ft²

CLIMATE RISK

19 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
Jul 24, 2020	Quitclaim	Quit Claim Transfer			\$115K
Sep 11, 2013	Resale	Grant Deed	\$200,000	\$148	\$80K
May 29, 2008	Resale	Grant Deed	\$227,500	\$169	
Sep 29, 2006	Resale	Deed	\$224,000	\$166	\$45K
Nov 23, 2004	Resale	Warranty Deed	\$215,000	\$159	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sweet Apple Elementary School	Elementary	PK–5	0.5 mi
Elkins Pointe Middle School	Middle	6–8	1.7 mi
Milton High School	High	9–12	2.0 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
-----------	----------------