

Single Family Residence **RESIDENTIAL**

7030 MAGNOLIA PL

ROSWELL, GA 30075

\$676,952 TopHap Estimate · \$269 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,520 ft²

LIVING AREA

0.37 ac

LOT SIZE

1998

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$677K

\$637K low

\$717K high

Last Sale

\$635,000 · Mar 29, 2022

Est. Owner Equity

\$105,452

Loan-to-Value

88%

TAX & ASSESSMENT

Property Tax	\$4,816 (2025)
Assessed Value	\$184,400
Previous Assessed	\$157,800
Assessor Market Value	\$461,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	FULTON
Lot (acres)	0.37
Heating	Yes
Cooling	Yes
Pool	No
View	Neighborhood / Spot

Porch · 52 ft²

CLIMATE RISK

25 FLOOD	14 WILDFIRE	85 HEAT	95 STORM	45 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 17, 2022	Resale	Warranty Deed	\$635,000	\$252	\$572K
Mar 9, 2018	Resale	Grant Deed	\$395,000	\$157	\$336K
Nov 22, 2017	Resale	Grant Deed	\$388,000	\$154	
Jun 19, 2009	Resale	Grant Deed	\$280,000	\$111	
Jul 30, 2007	Resale	Deed	\$305,000	\$121	\$244K
Jul 30, 2007	Resale	Grant Deed	\$305,000	\$121	
Mar 12, 2004	Resale	Warranty Deed	\$273,000	\$108	\$218K
Mar 12, 2004	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roswell North Elementary School	Elementary	PK–5	0.9 mi
Crabapple Middle School	Middle	6–8	1.1 mi
Roswell High School	High	9–12	2.7 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 30075

28 CRIME INDEX	83 AIR POLLUTION	58,252 POPULATION	\$152K 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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