

Single Family Residence **RESIDENTIAL**

405 SASSAFRAS LN

ROSWELL, GA 30076

\$621,341 TopHap Estimate · \$270 / ft² · confidence 90 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,300 ft²

LIVING AREA

0.31 ac

LOT SIZE

1977

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$621K

\$560K low

\$682K high

Last Sale

\$198,500 · Dec 31, 1998

Est. Owner Equity

\$440,341

Loan-to-Value

32%

TAX & ASSESSMENT

Property Tax	\$2,796 (2025)
Assessed Value	\$194,840
Previous Assessed	\$200,760
Assessor Market Value	\$487,100

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.31
Heating	Yes
Cooling	Yes
Fireplace	Yes
Garage	Garage, Basement
Pool	No
View	Neighborhood / Spot

Patio · 260 ft²

Porch · 28 ft²

CLIMATE RISK

1
FLOOD

14
WILDFIRE

85
HEAT

92
STORM

41
DROUGHT

Scores 0–100; higher = greater projected risk.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Holcomb Bridge Middle School	Middle	6–8	0.3 mi
Centennial High School	High	9–12	0.8 mi
River Eves Elementary School	Elementary	PK–5	1.4 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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