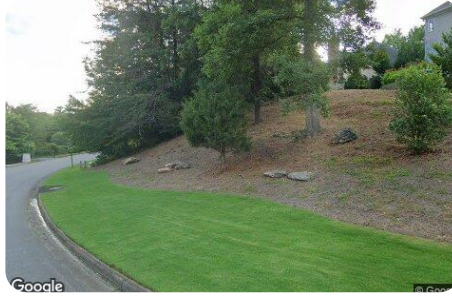


Single Family Residence **RESIDENTIAL**

## 215 BOULDER DR

ROSWELL, GA 30075

**\$912,712** TopHap Estimate · \$204 / ft<sup>2</sup> · confidence 86 · as of Jul 14, 2026



**4**

BEDS

**4.5**

BATHS

**4,476 ft<sup>2</sup>**

LIVING AREA

**0.72 ac**

LOT SIZE

**1985**

YEAR BUILT

**2**

STORIES

**10**

ROOMS

### VALUATION

**\$913K**

\$787K low

\$1M high

Est. Owner Equity

**\$607,398**

Loan-to-Value

**33%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,311 (2025) |
| Assessed Value        | \$186,160      |
| Previous Assessed     | \$157,840      |
| Assessor Market Value | \$465,400      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Modern                  |
| County        | FULTON                  |
| Lot (acres)   | 0.72                    |
| Heating       | Yes                     |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Pool          | No                      |
| View          | Neighborhood / Spot     |

Patio · 668 ft²

Porch · 300 ft²

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 10<br>WILDFIRE | 85<br>HEAT | 95<br>STORM | 45<br>DROUGHT |
|------------|----------------|------------|-------------|---------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|-----------------|---------------|-----------|--------|--------|
| Dec 20, 2010 | Financing       | Grant Deed    |           |        | \$184K |
| Apr 12, 2005 | Resale          | Warranty Deed | \$385,000 | \$86   |        |
| Apr 6, 2004  | Non-arms-length | Trustees Deed | \$551,839 | \$123  |        |

## ASSIGNED SCHOOLS

| SCHOOL                          | LEVEL      | GRADES | DISTANCE |
|---------------------------------|------------|--------|----------|
| Roswell North Elementary School | Elementary | PK–5   | 2.5 mi   |
| Crabapple Middle School         | Middle     | 6–8    | 2.8 mi   |
| Roswell High School             | High       | 9–12   | 3.6 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>28</b><br>CRIME INDEX | <b>83</b><br>AIR POLLUTION | <b>58,252</b><br>POPULATION | <b>\$152K</b><br>MEDIAN IN-COME | <b>60°F</b><br>AVG TEMP | <b>61%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|