

Single Family Residence **RESIDENTIAL**

260 SCOTT XING

ROSWELL, GA 30076

\$870,176 TopHap Estimate · \$273 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

4.5

BATHS

3,182 ft²

LIVING AREA

0.18 ac

LOT SIZE

2004

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$870K

\$845K low

\$895K high

Last Sale

\$779,500 · Jul 13, 2023

Est. Owner Equity

\$470,176

Loan-to-Value

46%

TAX & ASSESSMENT

Property Tax	\$7,662 (2025)
Assessed Value	\$357,320
Previous Assessed	\$295,920
Assessor Market Value	\$893,300

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.18
Heating	Yes
Cooling	Yes
Fireplace	Yes
Garage	Garage, Detached
Pool	No
View	Neighborhood / Spot

Porch · 280 ft²

CLIMATE RISK

35
FLOOD

4
WILDFIRE

85
HEAT

94
STORM

45
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 11, 2023	Resale	Limited Warranty Deed	\$779,500	\$245	\$400K
Apr 8, 2016	Resale	Grant Deed	\$528,500	\$166	\$417K
Feb 28, 2013	Resale	Warranty Deed	\$510,000	\$160	\$408K
May 18, 2007	Resale	Deed	\$575,000	\$181	\$391K
Jul 23, 2004	Resale	Warranty Deed	\$458,200	\$144	\$350K
Jan 14, 2004	Resale	Grant Deed	\$1,633,500	\$513	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hillside Elementary School	Elementary	PK–5	0.1 mi
Centennial High School	High	9–12	0.5 mi
Haynes Bridge Middle School	Middle	6–8	2.1 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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