

Single Family Residence **RESIDENTIAL**

970 LITCHFIELD PL

ROSWELL, GA 30076

\$596,296 TopHap Estimate · \$346 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

3.5

BATHS

1,722 ft²

LIVING AREA

0.2 ac

LOT SIZE

1985

YEAR BUILT

2

STORIES

6

ROOMS

VALUATION

\$596K

\$548K low

\$645K high

Last Sale

\$490,000 · Feb 23, 2022

Est. Owner Equity

\$156,296

Loan-to-Value

75%

TAX & ASSESSMENT

Property Tax	\$3,937 (2025)
Assessed Value	\$235,320
Previous Assessed	\$196,000
Assessor Market Value	\$588,300

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.20
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Deck

Patio · 120 ft²

CLIMATE RISK

1

FLOOD

10

WILDFIRE

85

HEAT

94

STORM

41

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 22, 2022	Non-arms-length	Warranty Deed	\$490,000	\$285	
Feb 22, 2022	Resale	Warranty Deed	\$490,000	\$285	\$440K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Elkins Pointe Middle School	Middle	6–8	0.7 mi
Hembree Springs Elementary School	Elementary	PK–5	0.8 mi
Roswell High School	High	9–12	2.3 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
-----------	-----------------------