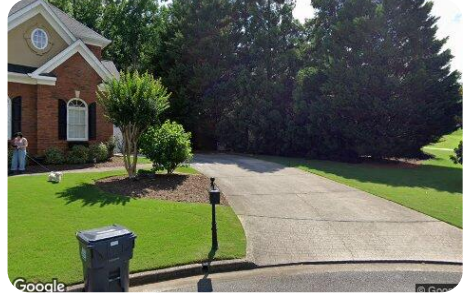


Single Family Residence **RESIDENTIAL**

4574 BASTION DR

ROSWELL, GA 30075

\$1,250,213 TopHap Estimate · \$279 / ft² · confidence 95 · as of Jul 14, 2026



6

BEDS

5

BATHS

4,475 ft²

LIVING AREA

0.51 ac

LOT SIZE

2002

YEAR BUILT

2

STORIES

12

ROOMS

3

PARKING

VALUATION

\$1.3M

\$1.2M low

\$1.3M high

Last Sale

\$750,000 · May 29, 2015

Est. Owner Equity

\$573,913

Loan-to-Value

53%

TAX & ASSESSMENT

Property Tax	\$12,078 (2025)
Assessed Value	\$457,752
Previous Assessed	\$909,890
Assessor Market Value	\$1,144,380

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	Cobb
Lot (acres)	0.51
Heating	Heat Pump
Cooling	Central
Fireplace	Yes
Pool	Yes

Deck · 434 ft²

Patio · 182 ft²

Porch · 50 ft²

CLIMATE RISK

67
FLOOD

15
WILDFIRE

85
HEAT

96
STORM

45
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 14, 2004	Quitclaim	Quit Claim Transfer			
Jun 14, 2004	Resale	Warranty Deed	\$665,000	\$149	\$524K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Garrison Mill Elementary School	Elementary	KG–5	1.2 mi
Lassiter High School	High	9–12	3.2 mi
Mabry Middle School	Middle	6–8	3.3 mi

District: Cobb 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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