

Single Family Residence **RESIDENTIAL**

4509 BASTION DR

ROSWELL, GA 30075

\$1,240,855 TopHap Estimate · \$226 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

4.5

BATHS

5,487 ft²

LIVING AREA

0.51 ac

LOT SIZE

2003

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$1.2M

\$1.1M low

\$1.3M high

Last Sale

\$1,227,000 · Feb 13, 2026

Est. Owner Equity

\$136,555

Loan-to-Value

89%

TAX & ASSESSMENT

Property Tax	\$3,417 (2025)
Assessed Value	\$436,816
Previous Assessed	\$378,128
Assessor Market Value	\$1,092,040

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bi-Level
County	COBB
Lot (acres)	0.51
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 208 ft²

Patio · 548 ft²

Porch · 436 ft²

CLIMATE RISK

35 FLOOD	13 WILDFIRE	85 HEAT	96 STORM	45 DROUGHT
-------------	----------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 11, 2026	Resale	Limited Warranty Deed	\$1,227,000	\$224	\$1.1M
Aug 29, 2008	Resale	Deed	\$540,000	\$98	\$417K
May 6, 2008	Recorded document	Warranty Deed			
May 6, 2008	Non-arms-length	Trustees Deed	\$567,481	\$103	
May 6, 2008	Recorded document	Grant Deed			
Jun 30, 2004	Resale	Warranty Deed	\$650,000	\$118	\$520K
Jun 30, 2004	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Garrison Mill Elementary School	Elementary	KG–5	1.0 mi
Lassiter High School	High	9–12	3.0 mi
Mabry Middle School	Middle	6–8	3.1 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
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------