

Single Family Residence

RESIDENTIAL

# 2330 STEEPLECHASE LN

ROSWELL, GA 30076

**\$932,685** TopHap Estimate · \$389 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026

**4**

BEDS

**3.5**

BATHS

**2,395 ft<sup>2</sup>**

LIVING AREA

**0.51 ac**

LOT SIZE

**1984**

YEAR BUILT

**1**

STORIES

**7**

ROOMS

## VALUATION

**\$933K**

\$891K low

\$975K high

Last Sale

**\$607,500 · Apr 10, 2017**

Est. Owner Equity

**\$508,585**

Loan-to-Value

**46%**

## TAX & ASSESSMENT

Property Tax

**\$5,000 (2025)**

Assessed Value

**\$305,480**

Previous Assessed

**\$259,560**

Assessor Market Value

**\$763,700**

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Conventional            |
| County        | FULTON                  |
| Lot (acres)   | 0.51                    |
| Construction  | Brick                   |
| Heating       | Yes                     |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Pool          | No                      |
| View          | Neighborhood / Spot     |

Patio · 420 ft²

Porch · 390 ft²

## CLIMATE RISK

|            |               |            |             |               |
|------------|---------------|------------|-------------|---------------|
| 1<br>FLOOD | 8<br>WILDFIRE | 85<br>HEAT | 92<br>STORM | 45<br>DROUGHT |
|------------|---------------|------------|-------------|---------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|--------|---------------|-----------|--------|--------|
| Apr 10, 2017 | Resale | Grant Deed    | \$607,500 | \$254  | \$424K |
| May 24, 2013 | Resale | Warranty Deed | \$550,000 | \$230  | \$417K |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Holcomb Bridge Middle School | Middle     | 6–8    | 0.7 mi   |
| River Eves Elementary School | Elementary | PK–5   | 1.3 mi   |
| Centennial High School       | High       | 9–12   | 1.5 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<br>CRIME INDEX | 82<br>AIR POLLUTION | 42,728<br>POPULATION | \$113K<br>MEDIAN IN-COME | 60°F<br>AVG TEMP | 61%<br>SUNSHINE |
|-------------------|---------------------|----------------------|--------------------------|------------------|-----------------|

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

## OWNERSHIP

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