Single Family Residence RESIDENTIAL

# 540 SAILWIND DR

ROSWELL, GA 30076

**$554,476** TopHap Estimate · $226 / ft² · confidence 97 · as of Jul 14, 2026

| 4 | 2.5 | 2,458 ft² | 0.34 ac |
|---|---|---|---|
| BEDS | BATHS | LIVING AREA | LOT SIZE |

| 1974 | 2 | 8 |
|---|---|---|
| YEAR BUILT | STORIES | ROOMS |

## VALUATION

**$554K**

$536K low — $573K high

| | |
|---|---|
| Last Sale | **$485,000 · Aug 4, 2021** |
| Est. Owner Equity | **$223,376** |
| Loan-to-Value | **59%** |

## TAX & ASSESSMENT

| | |
|---|---|
| Property Tax | **$4,858 (2025)** |
| Assessed Value | **$186,000** |
| Previous Assessed | **$195,280** |
| Assessor Market Value | **$465,000** |

## PROPERTY FACTS

| | |
|---|---|
| Property Type | **Single Family Residence** |
| Style | **Conventional** |
| County | **FULTON** |
| Lot (acres) | **0.34** |
| Heating | **Yes** |
| Cooling | **Yes** |
| Fireplace | **Yes** |
| Pool | **No** |
| View | **Neighborhood / Spot** |

**Deck** **Patio · 1,142 ft²**

## CLIMATE RISK

| 10 | 6 | 85 | 95 | 45 |
|---|---|---|---|---|
| FLOOD | WILDFIRE | HEAT | STORM | DROUGHT |

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

## TRANSACTION HISTORY

| DATE | TYPE | DEED | PRICE | $/FT² | LOAN |
|---|---|---|---|---|---|
| **Aug 4, 2021** | Resale | Warranty Deed | $485,000 | $197 | $331K |
| **Jun 8, 2021** | Resale | Warranty Deed | $285,000 | $116 | |
| **Jun 8, 2021** | Resale | Warranty Deed | $336,100 | $137 | |

## ASSIGNED SCHOOLS

| SCHOOL | LEVEL | GRADES | DISTANCE |
|---|---|---|---|
| **Esther Jackson Elementary** | Elementary | PK–5 | 0.3 mi |
| **Centennial High School** | High | 9–12 | 1.6 mi |
| **Holcomb Bridge Middle School** | Middle | 6–8 | 2.4 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 | 82 | 42,728 | $113K | 60°F | 61% |
|---|---|---|---|---|---|
| CRIME INDEX | AIR POLLUTION | POPULATION | MEDIAN IN-COME | AVG TEMP | SUNSHINE |

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

## OWNERSHIP

| | |
|---|---|
| Occupancy | **Absentee owner** |