

Single Family Residence **RESIDENTIAL**

1165 WINDFAIRE PL

ROSWELL, GA 30076

\$1,167,814 TopHap Estimate · \$257 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

4.5

BATHS

4,547 ft²

LIVING AREA

0.83 ac

LOT SIZE

2008

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$1.2M

\$1.1M low

\$1.2M high

Last Sale

\$840,000 · May 31, 2017

Est. Owner Equity

\$667,814

Loan-to-Value

44%

TAX & ASSESSMENT

Property Tax	\$9,277 (2025)
Assessed Value	\$366,680
Previous Assessed	\$371,440
Assessor Market Value	\$916,700

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.83
Construction	Brick
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Porch · 118 ft²

CLIMATE RISK

45
FLOOD

12
WILDFIRE

85
HEAT

92
STORM

45
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 31, 2017	Resale	Grant Deed	\$840,000	\$185	\$500K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
River Eves Elementary School	Elementary	PK–5	0.4 mi
Centennial High School	High	9–12	1.3 mi
Holcomb Bridge Middle School	Middle	6–8	1.6 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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