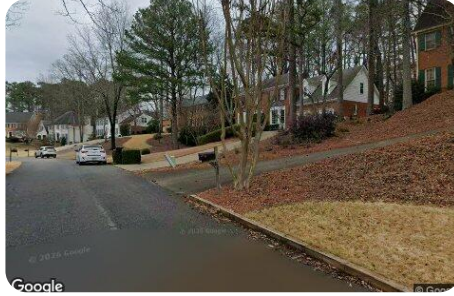


Single Family Residence **RESIDENTIAL**

305 WATERCRESS DR

ROSWELL, GA 30076

\$705,664 TopHap Estimate · \$246 / ft² · confidence 91 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,873 ft²

LIVING AREA

0.37 ac

LOT SIZE

1985

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$706K

\$641K low

\$771K high

Est. Owner Equity

\$555,664

Loan-to-Value

22%

TAX & ASSESSMENT

Property Tax	\$3,855 (2025)
Assessed Value	\$226,360
Previous Assessed	\$240,120
Assessor Market Value	\$565,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.37
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Porch · 336 ft²

CLIMATE RISK

1
FLOOD

14
WILDFIRE

85
HEAT

92
STORM

41
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 17, 2012	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Holcomb Bridge Middle School	Middle	6–8	0.1 mi
Centennial High School	High	9–12	0.9 mi
River Eves Elementary School	Elementary	PK–5	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 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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