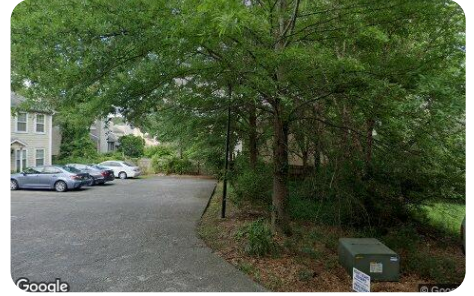


Townhouse **RESIDENTIAL**

# 280 BLESSING WAY

ROSWELL, GA 30075

**\$367,699** TopHap Estimate · \$328 / ft² · confidence 93 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,120 ft²**

LIVING AREA

**1,119 ft²**

LOT SIZE

**2005**

YEAR BUILT

**2**

STORIES

**5**

ROOMS

## VALUATION

**\$368K**

\$342K low

\$393K high

Last Sale

**\$142,000 · Aug 19, 2005**

Est. Owner Equity

**\$263,699**

Loan-to-Value

**30%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,389 (2025) |
| Assessed Value        | \$124,880      |
| Previous Assessed     | \$112,840      |
| Assessor Market Value | \$312,200      |

## PROPERTY FACTS

|               |                     |
|---------------|---------------------|
| Property Type | Townhouse           |
| Style         | Townhouse           |
| County        | FULTON              |
| Lot (acres)   | 0.03                |
| Heating       | Yes                 |
| Cooling       | Yes                 |
| Pool          | No                  |
| View          | Neighborhood / Spot |

Porch · 15 ft²

## CLIMATE RISK

|             |               |            |             |               |
|-------------|---------------|------------|-------------|---------------|
| 47<br>FLOOD | 1<br>WILDFIRE | 85<br>HEAT | 95<br>STORM | 45<br>DROUGHT |
|-------------|---------------|------------|-------------|---------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT² | LOAN  |
|--------------|--------|---------------|-----------|--------|-------|
| Jul 29, 2005 | Resale | Warranty Deed | \$142,000 | \$127  | \$94K |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Vickery Mill Elementary School | Elementary | PK–5   | 0.3 mi   |
| Crabapple Middle School        | Middle     | 6–8    | 1.1 mi   |
| Roswell High School            | High       | 9–12   | 3.0 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 30075

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>28</b><br>CRIME INDEX | <b>83</b><br>AIR POLLUTION | <b>58,252</b><br>POPULATION | <b>\$152K</b><br>MEDIAN IN-COME | <b>60°F</b><br>AVG TEMP | <b>61%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|