

Single Family Residence **RESIDENTIAL**

285 WATERCRESS DR

ROSWELL, GA 30076

\$706,193 TopHap Estimate · \$252 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,800 ft²

LIVING AREA

0.41 ac

LOT SIZE

1982

YEAR BUILT

2

STORIES

9

ROOMS

VALUATION

\$706K

\$686K low

\$726K high

Last Sale

\$335,000 · Jun 13, 2018

Est. Owner Equity

\$706,193

TAX & ASSESSMENT

Property Tax	\$6,161 (2025)
Assessed Value	\$235,880
Previous Assessed	\$250,080
Assessor Market Value	\$589,700

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.41
Construction	Brick
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Deck

Patio · 242 ft²

Porch · 392 ft²

CLIMATE RISK

35

FLOOD

14

WILDFIRE

85

HEAT

92

STORM

41

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 13, 2018	Resale	Grant Deed	\$335,000	\$120	
Mar 30, 2018	Resale	Grant Deed	\$295,000	\$105	\$380K
Jul 13, 2005	Resale	Warranty Deed	\$315,000	\$113	\$299K
Mar 26, 2004	Quitclaim	Quit Claim Transfer			
Mar 26, 2004	Quitclaim	Quit Claim Transfer			
Mar 26, 2004	Quitclaim	Quit Claim Transfer			\$180K

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	Absentee owner
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