

Single Family Residence **RESIDENTIAL**

1050 WINDFAIRE PL

ROSWELL, GA 30076

\$1,168,067 TopHap Estimate · \$256 / ft² · confidence 94 · as of Jul 14, 2026



5
BEDS

4.5
BATHS

4,570 ft²
LIVING AREA

0.71 ac
LOT SIZE

2015
YEAR BUILT

2
STORIES

10
ROOMS

VALUATION

\$1.2M

\$1.1M low

\$1.2M high

Est. Owner Equity

\$320,067

Loan-to-Value

75%

TAX & ASSESSMENT

Property Tax	\$8,583 (2025)
Assessed Value	\$364,240
Previous Assessed	\$364,240
Assessor Market Value	\$910,600

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.71
Construction	Brick
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Patio · 380 ft²

Porch · 82 ft²

CLIMATE RISK

1
FLOOD

12
WILDFIRE

85
HEAT

94
STORM

45
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 24, 2024	Quitclaim	Quit Claim Transfer			
Jul 15, 2021	Resale	Warranty Deed	\$995,000	\$218	\$780K
Mar 3, 2018	Resale	Grant Deed	\$722,000	\$158	
Jun 6, 2018	Resale	Grant Deed	\$722,000	\$158	\$572K
May 15, 2015	Resale	Grant Deed	\$704,600	\$154	\$203K
Nov 6, 2013	Resale	Grant Deed	\$130,000	\$28	\$441K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
River Eves Elementary School	Elementary	PK–5	0.6 mi
Centennial High School	High	9–12	1.2 mi
Holcomb Bridge Middle School	Middle	6–8	1.7 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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