

Single Family Residence **RESIDENTIAL**

449 BELLFLOWER CT

ROSWELL, GA 30076

\$602,829 TopHap Estimate · \$269 / ft² · confidence 93 · as of Jul 14, 2026



3
BEDS

2.5
BATHS

2,243 ft²
LIVING AREA

0.42 ac
LOT SIZE

1984
YEAR BUILT

1
STORIES

7
ROOMS

2
PARKING

VALUATION

\$603K

\$558K low

\$647K high

Last Sale

\$206,000 · Jun 10, 2004

Est. Owner Equity

\$293,102

Loan-to-Value

50%

TAX & ASSESSMENT

Property Tax	\$2,695 (2025)
Assessed Value	\$198,840
Previous Assessed	\$189,320
Assessor Market Value	\$497,100

PROPERTY FACTS

Property Type	Single Family Residence
Style	Modern
County	FULTON
Lot (acres)	0.42
Heating	Yes
Cooling	Yes
Fireplace	Yes
Garage	Garage, Basement
Pool	No
View	Neighborhood / Spot

Deck Patio · 408 ft² Porch · 35 ft²

CLIMATE RISK

71
FLOOD

12
WILDFIRE

85
HEAT

92
STORM

41
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 4, 2004	Resale	Warranty Deed	\$206,000	\$92	\$165K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
River Eves Elementary School	Elementary	PK–5	0.5 mi
Centennial High School	High	9–12	1.0 mi
Holcomb Bridge Middle School	Middle	6–8	1.3 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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