

Single Family Residence **RESIDENTIAL**

868 THOMAS ST

ROSWELL, GA 30075

\$718,303 TopHap Estimate · \$166 / ft² · confidence 65 · as of Jul 14, 2026



5

BEDS

4.5

BATHS

4,327 ft²

LIVING AREA

0.28 ac

LOT SIZE

1933

YEAR BUILT

1

STORIES

10

ROOMS

VALUATION

\$718K

\$465K low

\$971K high

Last Sale

\$2,200,000 · Jul 30, 2024

Est. Owner Equity

\$0

Loan-to-Value

202%

TAX & ASSESSMENT

Property Tax	\$21,996 (2025)
Assessed Value	\$842,160
Previous Assessed	\$162,520
Assessor Market Value	\$2,105,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.28
Heating	Yes
Cooling	Yes
Fireplace	Yes
Garage	Garage, Detached
Pool	No
View	Neighborhood / Spot

Patio · 217 ft²

Porch · 285 ft²

CLIMATE RISK

46
FLOOD

14
WILDFIRE

85
HEAT

95
STORM

45
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 30, 2024	Financing	Limited Warranty Deed			
Jul 30, 2024	Resale	Limited Warranty Deed	\$2,200,000	\$508	\$1.5M
Apr 21, 2015	Resale	Grant Deed	\$240,000	\$55	
Mar 7, 2014	Resale	Grant Deed	\$182,500	\$42	\$186K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roswell North Elementary School	Elementary	PK–5	1.1 mi
Crabapple Middle School	Middle	6–8	1.3 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

28 CRIME INDEX	83 AIR POLLUTION	58,252 POPULATION	\$152K 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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