

Single Family Residence **RESIDENTIAL**

3045 BLUFFTON WAY

ROSWELL, GA 30075

\$701,325 TopHap Estimate · \$240 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

2,923 ft²

LIVING AREA

0.41 ac

LOT SIZE

1997

YEAR BUILT

1

STORIES

8

ROOMS

VALUATION

\$701K

\$648K low

\$755K high

Last Sale

\$40,000 · Mar 20, 1998

Est. Owner Equity

\$551,325

Loan-to-Value

21%

TAX & ASSESSMENT

Property Tax	\$4,572 (2025)
Assessed Value	\$230,400
Previous Assessed	\$179,760
Assessor Market Value	\$576,000

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 · 228 ft²

Porch · 529 ft²

CLIMATE RISK

47

FLOOD

5

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
Mar 1, 2017	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roswell North Elementary School	Elementary	PK–5	1.3 mi
Crabapple Middle School	Middle	6–8	1.6 mi
Roswell High School	High	9–12	2.2 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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