

Single Family Residence

RESIDENTIAL

2070 PEARWOOD PATH

ROSWELL, GA 30076

\$614,713 TopHap Estimate · \$302 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,034 ft²

LIVING AREA

0.32 ac

LOT SIZE

1984

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$615K

\$585K low

\$645K high

Last Sale

\$352,000 · Feb 10, 2017

Est. Owner Equity

\$287,713

Loan-to-Value

55%

TAX & ASSESSMENT

Property Tax	\$3,941 (2025)
Assessed Value	\$186,720
Previous Assessed	\$195,480
Assessor Market Value	\$466,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.32
Heating	Central
Cooling	Yes
Fireplace	Yes
Garage	Garage, Basement
Pool	No
View	Neighborhood / Spot

Porch · 224 ft²

CLIMATE RISK

1
FLOOD

12
WILDFIRE

85
HEAT

94
STORM

41
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 10, 2017	Resale	Grant Deed	\$352,000	\$173	\$346K
Apr 13, 2011	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hillside Elementary School	Elementary	PK–5	0.7 mi
Centennial High School	High	9–12	0.8 mi
Haynes Bridge Middle School	Middle	6–8	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
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
-----------	-----------------------