

Single Family Residence

RESIDENTIAL

2080 BLUFFTON WAY

ROSWELL, GA 30075

\$975,153 TopHap Estimate · \$286 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

3,412 ft²

LIVING AREA

0.38 ac

LOT SIZE

1998

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$975K

\$921K low

\$1M high

Last Sale

\$507,000 · Jun 16, 2017

Est. Owner Equity

\$575,153

Loan-to-Value

40%

TAX & ASSESSMENT

Property Tax	\$4,996 (2025)
Assessed Value	\$252,000
Previous Assessed	\$195,440
Assessor Market Value	\$630,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	FULTON
Lot (acres)	0.38
Construction	Brick
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Deck

Patio · 330 ft²

Porch · 62 ft²

CLIMATE RISK

37

FLOOD

4

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
Jun 16, 2017	Resale	Grant Deed	\$507,000	\$149	\$325K

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	2.3 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 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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