

Single Family Residence **RESIDENTIAL**

## 2559 RESTORATION DR

POWDER SPRINGS, GA 30127

**\$528,057** TopHap Estimate · \$158 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**4**

BEDS

**4**

BATHS

**3,350 ft<sup>2</sup>**

LIVING AREA

**0.39 ac**

LOT SIZE

**2015**

YEAR BUILT

**2**

STORIES

**8**

ROOMS

**2**

PARKING

### VALUATION

**\$528K**

\$506K low

\$550K high

Last Sale

**\$390,000 · Aug 24, 2020**

Est. Owner Equity

**\$108,441**

Loan-to-Value

**81%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,371 (2025) |
| Assessed Value        | \$206,372      |
| Previous Assessed     | \$461,930      |
| Assessor Market Value | \$515,930      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Cobb                    |
| Lot (acres)   | 0.39                    |
| Construction  | Frame (Unspecified)     |
| Heating       | Heat Pump               |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

Deck · 240 ft²

Patio · 240 ft²

Porch · 32 ft²

## CLIMATE RISK

|             |                |            |             |               |
|-------------|----------------|------------|-------------|---------------|
| 25<br>FLOOD | 25<br>WILDFIRE | 85<br>HEAT | 94<br>STORM | 45<br>DROUGHT |
|-------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|---------------------|-----------|--------|--------|
| Aug 24, 2020 | Resale    | Grant Deed          | \$390,000 | \$116  | \$312K |
| Jun 26, 2015 | Quitclaim | Quit Claim Transfer |           |        |        |
| Jun 26, 2015 | Resale    | Grant Deed          | \$355,500 | \$106  | \$320K |
| Mar 16, 2015 | Financing | Grant Deed          |           |        | \$15M  |

## ASSIGNED SCHOOLS

| SCHOOL                   | LEVEL      | GRADES | DISTANCE |
|--------------------------|------------|--------|----------|
| Varner Elementary School | Elementary | KG–5   | 0.6 mi   |
| McEachern High School    | High       | 9–12   | 1.4 mi   |
| Tapp Middle School       | Middle     | 6–8    | 2.3 mi   |

District: Cobb 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 30127

|                   |                     |                      |                          |                  |                 |
|-------------------|---------------------|----------------------|--------------------------|------------------|-----------------|
| 57<br>CRIME INDEX | 82<br>AIR POLLUTION | 72,807<br>POPULATION | \$108K<br>MEDIAN IN-COME | 60°F<br>AVG TEMP | 61%<br>SUNSHINE |
|-------------------|---------------------|----------------------|--------------------------|------------------|-----------------|

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

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|