

Duplex (2 Units, Any Combination) RESIDENTIAL

262 OPAL DR
ROSWELL, GA 30075



4

BEDS

2

BATHS

1,664 ft²

LIVING AREA

0.23 ac

LOT SIZE

1965

YEAR BUILT

1

STORIES

8

ROOMS

| VALUATION

Last Sale	\$153,000 · Jan 5, 2016
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| TAX & ASSESSMENT

Property Tax	\$4,393 (2025)
Assessed Value	\$168,200
Previous Assessed	\$134,080
Assessor Market Value	\$420,500

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
Style	Duplex Single
County	FULTON
Lot (acres)	0.23
Construction	Brick
Heating	Yes
Cooling	Yes
Pool	No
View	Neighborhood / Spot

Patio · 288 ft²

Porch · 126 ft²

CLIMATE RISK

1 FLOOD	3 WILDFIRE	85 HEAT	95 STORM	45 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 23, 2021	Financing	Warranty Deed			
Sep 18, 2018	Resale	Grant Deed	\$275,000	\$165	\$206K
Feb 22, 2017	Quitclaim	Quit Claim Transfer			
Jul 20, 2016	Quitclaim	Quit Claim Transfer			\$107K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Vickery Mill Elementary School	Elementary	PK–5	0.1 mi
Crabapple Middle School	Middle	6–8	0.9 mi
Roswell High School	High	9–12	2.8 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	Absentee owner
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