

Single Family Residence **RESIDENTIAL**

# 1210 MARTIN RIDGE RD

ROSWELL, GA 30076

**\$561,421** TopHap Estimate · \$305 / ft<sup>2</sup> · confidence 91 · as of Jul 14, 2026



**4**

BEDS

**2.5**

BATHS

**1,840 ft<sup>2</sup>**

LIVING AREA

**0.34 ac**

LOT SIZE

**1973**

YEAR BUILT

**2**

STORIES

**8**

ROOMS

## VALUATION

**\$561K**

\$510K low

\$613K high

Last Sale

**\$560,000 · Mar 31, 2026**

Est. Owner Equity

**\$113,421**

Loan-to-Value

**80%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,560 (2025) |
| Assessed Value        | \$186,760      |
| Previous Assessed     | \$175,240      |
| Assessor Market Value | \$466,900      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Conventional            |
| County        | FULTON                  |
| Lot (acres)   | 0.34                    |
| Heating       | Yes                     |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Pool          | No                      |
| View          | Neighborhood / Spot     |

Patio · 304 ft²

Porch · 200 ft²

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 10<br>WILDFIRE | 85<br>HEAT | 95<br>STORM | 41<br>DROUGHT |
|------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|--------|---------------|-----------|--------|--------|
| Mar 30, 2026 | Resale | Warranty Deed | \$560,000 | \$304  | \$448K |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Esther Jackson Elementary    | Elementary | PK–5   | 0.2 mi   |
| Centennial High School       | High       | 9–12   | 1.8 mi   |
| Holcomb Bridge Middle School | Middle     | 6–8    | 2.4 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>54</b><br>CRIME INDEX | <b>82</b><br>AIR POLLUTION | <b>42,728</b><br>POPULATION | <b>\$113K</b><br>MEDIAN IN-COME | <b>60°F</b><br>AVG TEMP | <b>61%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|