

Single Family Residence **RESIDENTIAL**

280 WATERCRESS DR

ROSWELL, GA 30076

\$787,285 TopHap Estimate · \$311 / ft² · confidence 95 · as of Jul 14, 2026



5

BEDS

4.5

BATHS

2,529 ft²

LIVING AREA

0.35 ac

LOT SIZE

1983

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$787K

\$745K low

\$830K high

Last Sale

\$505,000 · Nov 24, 2020

Est. Owner Equity

\$282,285

Loan-to-Value

65%

TAX & ASSESSMENT

Property Tax	\$5,777 (2025)
Assessed Value	\$291,880
Previous Assessed	\$270,320
Assessor Market Value	\$729,700

PROPERTY FACTS

Property Type	Single Family Residence
Style	Modern
County	FULTON
Lot (acres)	0.35
Heating	Yes
Cooling	Yes
Fireplace	Yes
Garage	Garage, Basement
Pool	No
View	Neighborhood / Spot

Deck Patio · 370 ft² Porch · 225 ft²

CLIMATE RISK

25
FLOOD

14
WILDFIRE

85
HEAT

92
STORM

41
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 24, 2020	Resale	Grant Deed	\$505,000	\$200	\$505K
Aug 29, 2014	Non-arms-length	Grant Deed	\$377,500	\$149	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Holcomb Bridge Middle School	Middle	6–8	0.2 mi
Centennial High School	High	9–12	0.9 mi
River Eves Elementary School	Elementary	PK–5	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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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