

Condominium

**RESIDENTIAL**

# 178 VICTORIA WAY

ROSWELL, GA 30075

**\$401,454** TopHap Estimate · \$379 / ft<sup>2</sup> · confidence 86 · as of Jul 14, 2026



**2**

BEDS

**2**

BATHS

**1,058 ft<sup>2</sup>**

LIVING AREA

**1,058 ft<sup>2</sup>**

LOT SIZE

**1984**

YEAR BUILT

**1**

STORIES

**5**

ROOMS

## VALUATION

**\$401K**

\$347K low

\$456K high

Est. Owner Equity

**\$401,454**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,322 (2025) |
| Assessed Value        | \$139,680      |
| Previous Assessed     | \$95,120       |
| Assessor Market Value | \$349,200      |

## PROPERTY FACTS

|               |                   |
|---------------|-------------------|
| Property Type | Condominium       |
| Style         | Condo/Apartment   |
| County        | FULTON            |
| Lot (acres)   | 0.02              |
| Heating       | Yes               |
| Cooling       | Yes               |
| Fireplace     | Yes               |
| Pool          | No                |
| View          | Apt/Condo Complex |

Porch · 80 ft²

## CLIMATE RISK

1  
FLOOD

6  
WILDFIRE

85  
HEAT

94  
STORM

45  
DROUGHT

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

## TRANSACTION HISTORY

| DATE         | TYPE             | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|------------------|---------------------|-----------|--------|--------|
| Apr 1, 2026  | Financing        | Warranty Deed       |           |        |        |
| Dec 15, 2025 | Foreclosure sale | Trustees Deed       | \$405,000 | \$383  |        |
| Sep 30, 2024 | Quitclaim        | Quit Claim Transfer |           |        |        |
| Aug 16, 2024 | Resale           | Warranty Deed       | \$381,000 | \$360  | \$281K |
| Jun 13, 2024 | Resale           | Warranty Deed       | \$370,000 | \$350  |        |
| May 17, 2024 | Resale           | Warranty Deed       | \$335,000 | \$317  |        |

## ASSIGNED SCHOOLS

| SCHOOL                          | LEVEL      | GRADES | DISTANCE |
|---------------------------------|------------|--------|----------|
| Crabapple Middle School         | Middle     | 6–8    | 0.3 mi   |
| Roswell North Elementary School | Elementary | PK–5   | 0.6 mi   |
| Roswell High School             | High       | 9–12   | 1.6 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>28</b><br>CRIME INDEX | <b>83</b><br>AIR POLLUTION | <b>58,252</b><br>POPULATION | <b>\$152K</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 | Absentee owner |
|-----------|----------------|