

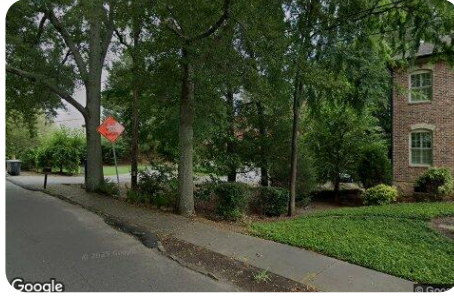
Single Family Residence

**RESIDENTIAL**

**76 KING ST**

ROSWELL, GA 30075

**\$1,052,067** TopHap Estimate · \$313 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**4**

BEDS

**4**

BATHS

**3,362 ft<sup>2</sup>**

LIVING AREA

**0.46 ac**

LOT SIZE

**2013**

YEAR BUILT

**2**

STORIES

**8**

ROOMS

**VALUATION**

**\$1.1M**

**\$977K low**

**\$1.1M high**

Last Sale

**\$995,000 · Jun 29, 2021**

Est. Owner Equity

**\$802,067**

Loan-to-Value

**71%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$9,603 (2025) |
| Assessed Value        | \$379,160      |
| Previous Assessed     | \$379,160      |
| Assessor Market Value | \$947,900      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Conventional            |
| County        | FULTON                  |
| Lot (acres)   | 0.46                    |
| Construction  | Brick                   |
| Heating       | Yes                     |
| Cooling       | Yes                     |
| Garage        | Garage, Detached        |
| Pool          | No                      |
| View          | Neighborhood / Spot     |

Deck

Patio · 60 ft²

Porch · 408 ft²

## CLIMATE RISK

1

FLOOD

4

WILDFIRE

85

HEAT

95

STORM

45

DROUGHT

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

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|---------------|-----------|--------|--------|
| Mar 5, 2026  | Financing | Mortgage      |           |        | \$250K |
| Jun 29, 2021 | Resale    | Warranty Deed | \$995,000 | \$296  | \$796K |
| Aug 21, 2012 | Resale    | Grant Deed    | \$102,000 | \$30   |        |

## ASSIGNED SCHOOLS

| SCHOOL                          | LEVEL      | GRADES | DISTANCE |
|---------------------------------|------------|--------|----------|
| Roswell North Elementary School | Elementary | PK–5   | 1.8 mi   |
| Crabapple Middle School         | Middle     | 6–8    | 2.0 mi   |

|                     |      |      |        |
|---------------------|------|------|--------|
| Roswell High School | High | 9–12 | 3.7 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

|                                      |                                        |                                         |                                             |                                     |                                    |
|--------------------------------------|----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|
| <div>28</div> <div>CRIME INDEX</div> | <div>83</div> <div>AIR POLLUTION</div> | <div>58,252</div> <div>POPULATION</div> | <div>\$152K</div> <div>MEDIAN IN-COME</div> | <div>60°F</div> <div>AVG TEMP</div> | <div>61%</div> <div>SUNSHINE</div> |
|--------------------------------------|----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|

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

OWNERSHIP

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