

Single Family Residence **RESIDENTIAL**

280 MERRITT DR

ROSWELL, GA 30076

\$757,338 TopHap Estimate · \$228 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

3,322 ft²

LIVING AREA

0.37 ac

LOT SIZE

1991

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$757K

\$719K low

\$795K high

Last Sale

\$277,000 · Feb 3, 1998

Est. Owner Equity

\$499,338

Loan-to-Value

34%

TAX & ASSESSMENT

Property Tax	\$4,538 (2025)
Assessed Value	\$264,600
Previous Assessed	\$245,400
Assessor Market Value	\$661,500

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.36
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Deck

Patio · 377 ft²

Porch · 204 ft²

CLIMATE RISK

10 FLOOD	8 WILDFIRE	85 HEAT	90 STORM	45 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Holcomb Bridge Middle School	Middle	6–8	0.7 mi
Centennial High School	High	9–12	1.7 mi
River Eves Elementary School	Elementary	PK–5	2.0 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	Owner occupied
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