

Single Family Residence **RESIDENTIAL**

520 APPROACH CT

ROSWELL, GA 30076

\$581,763 TopHap Estimate · \$310 / ft² · confidence 89 · as of Jul 14, 2026

4
BEDS

3.5
BATHS

1,876 ft²
LIVING AREA

0.54 ac
LOT SIZE

1983
YEAR BUILT

2
STORIES

8
ROOMS

VALUATION

\$582K

\$518K low

\$646K high

Last Sale

\$241,000 · Mar 26, 1997

Est. Owner Equity

\$581,763

TAX & ASSESSMENT

Property Tax	\$1,240 (2025)
Assessed Value	\$225,760
Previous Assessed	\$203,600
Assessor Market Value	\$564,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Modern
County	FULTON
Lot (acres)	0.54
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Deck

Patio · 572 ft²

Porch · 128 ft²

CLIMATE RISK

25 FLOOD	10 WILDFIRE	85 HEAT	92 STORM	41 DROUGHT
-------------	----------------	------------	-------------	---------------

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

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Holcomb Bridge Middle School	Middle	6–8	1.0 mi
River Eves Elementary School	Elementary	PK–5	2.0 mi
Centennial High School	High	9–12	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
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

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