

Single Family Residence **RESIDENTIAL**

2035 BUSHY RUN

ROSWELL, GA 30075

\$642,007 TopHap Estimate · \$272 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,358 ft²

LIVING AREA

0.8 ac

LOT SIZE

1974

YEAR BUILT

2

STORIES

10

ROOMS

VALUATION

\$642K

\$599K low

\$685K high

Last Sale

\$269,500 · Nov 9, 2010

Est. Owner Equity

\$405,007

Loan-to-Value

35%

TAX & ASSESSMENT

Property Tax	\$3,043 (2025)
Assessed Value	\$194,560
Previous Assessed	\$184,280
Assessor Market Value	\$486,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.80
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Patio · 280 ft²

Porch · 432 ft²

CLIMATE RISK

1 FLOOD	17 WILDFIRE	85 HEAT	95 STORM	41 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 5, 2010	Resale	Warranty Deed	\$269,500	\$114	\$266K
Nov 30, 2006	Quitclaim	Quit Claim Transfer			
Nov 30, 2006	Resale	Warranty Deed	\$298,600	\$127	\$240K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roswell North Elementary School	Elementary	PK–5	2.0 mi
Crabapple Middle School	Middle	6–8	2.3 mi
Roswell High School	High	9–12	3.1 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

28 CRIME INDEX	83 AIR POLLUTION	58,252 POPULATION	\$152K 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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