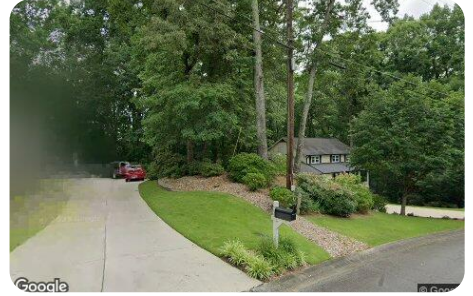


Single Family Residence **RESIDENTIAL**

2025 BUSHY RUN

ROSWELL, GA 30075

\$559,559 TopHap Estimate · \$235 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,377 ft²

LIVING AREA

0.82 ac

LOT SIZE

1974

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$560K

\$522K low

\$598K high

Est. Owner Equity

\$416,759

Loan-to-Value

24%

TAX & ASSESSMENT

Property Tax	\$2,646 (2025)
Assessed Value	\$172,760
Previous Assessed	\$164,240
Assessor Market Value	\$431,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.82
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Deck Patio · 240 ft² Porch · 276 ft²

CLIMATE RISK

1
FLOOD

17
WILDFIRE

85
HEAT

95
STORM

41
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 31, 2022	Financing	Warranty Deed			
May 30, 2012	Recorded document	Affidavit Of Death			

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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