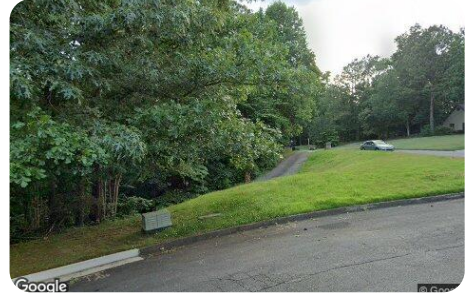
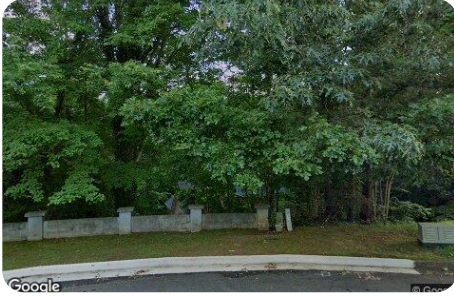


Single Family Residence **RESIDENTIAL**

270 BOULDER DR

ROSWELL, GA 30075

\$834,499 TopHap Estimate · \$251 / ft² · confidence 91 · as of Jul 14, 2026



4
BEDS

4
BATHS

3,330 ft²
LIVING AREA

0.86 ac
LOT SIZE

1987
YEAR BUILT

2
STORIES

9
ROOMS

Pre-foreclosure (NTS)

Auction scheduled for Feb 3, 2026.

VALUATION

\$834K

\$759K low

\$910K high

Last Sale	\$916,529 · May 22, 2026
Est. Owner Equity	\$834,499

TAX & ASSESSMENT

Property Tax	\$5,738 (2025)
Assessed Value	\$219,680
Previous Assessed	\$158,000
Assessor Market Value	\$549,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.86
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Porch · 652 ft²

CLIMATE RISK

1
FLOOD

19
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
Feb 3, 2026	Resale	Warranty Deed	\$916,529	\$275	
Feb 26, 2024	Resale	Warranty Deed	\$526,000	\$158	\$672K
Oct 27, 2023	Quitclaim	Quit Claim Transfer			
Oct 27, 2023	Quitclaim	Quit Claim Transfer			
Oct 27, 2023	Financing	Warranty Deed			
Mar 14, 2023	Financing	Warranty Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roswell North Elementary School	Elementary	PK–5	2.4 mi
Crabapple Middle School	Middle	6–8	2.7 mi
Roswell High School	High	9–12	3.6 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	Absentee owner
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