

Single Family Residence **RESIDENTIAL**

2075 BUSHY RUN

ROSWELL, GA 30075

\$586,961 TopHap Estimate · \$263 / ft² · confidence 90 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,232 ft²

LIVING AREA

1.06 ac

LOT SIZE

1978

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$587K

\$530K low

\$644K high

Est. Owner Equity

\$397,961

Loan-to-Value

33%

TAX & ASSESSMENT

Property Tax	\$2,651 (2025)
Assessed Value	\$179,960
Previous Assessed	\$164,680
Assessor Market Value	\$449,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Deck

Patio · 192 ft²

Porch · 240 ft²

CLIMATE RISK

86

FLOOD

16

WILDFIRE

85

HEAT

95

STORM

45

DROUGHT

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

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roswell North Elementary School	Elementary	PK–5	1.9 mi
Crabapple Middle School	Middle	6–8	2.2 mi
Roswell High School	High	9–12	3.0 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 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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