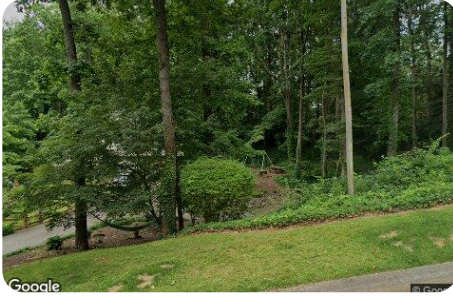


Single Family Residence **RESIDENTIAL**

2050 BUSHY RUN

ROSWELL, GA 30075

\$605,602 TopHap Estimate · \$332 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

1,822 ft²

LIVING AREA

0.77 ac

LOT SIZE

1978

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$606K

\$559K low

\$652K high

Last Sale

\$250,000 · Jul 19, 2013

Est. Owner Equity

\$370,352

Loan-to-Value

40%

TAX & ASSESSMENT

Property Tax	\$2,822 (2025)
Assessed Value	\$174,920
Previous Assessed	\$163,720
Assessor Market Value	\$437,300

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	FULTON
Lot (acres)	0.77
Heating	Yes
Cooling	Yes
Fireplace	Yes
Garage	Garage, Basement
Pool	No
View	Neighborhood / Spot

Deck Patio · 245 ft² Porch · 232 ft²

CLIMATE RISK

1
FLOOD

16
WILDFIRE

85
HEAT

95
STORM

41
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 19, 2013	Resale	Warranty Deed	\$250,000	\$137	\$238K
Aug 26, 2011	Quitclaim	Quit Claim Transfer			\$216K
Nov 21, 2006	Resale	Warranty Deed	\$250,000	\$137	\$200K

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
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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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