

Single Family Residence **RESIDENTIAL**

2040 BUSHY RUN

ROSWELL, GA 30075

\$662,546 TopHap Estimate · \$261 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,539 ft²

LIVING AREA

0.67 ac

LOT SIZE

1978

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$663K

\$619K low

\$706K high

Est. Owner Equity

\$662,546

TAX & ASSESSMENT

Property Tax	\$1,737 (2025)
Assessed Value	\$190,280
Previous Assessed	\$180,760
Assessor Market Value	\$475,700

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	FULTON
Lot (acres)	0.68
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Deck

Patio · 324 ft²

Porch · 32 ft²

CLIMATE RISK

1

FLOOD

14

WILDFIRE

85

HEAT

95

STORM

41

DROUGHT

Scores 0–100; higher = greater projected risk.

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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