

Single Family Residence **RESIDENTIAL**

# 1290 PRIMROSE DR

ROSWELL, GA 30076

**\$456,386** TopHap Estimate · \$195 / ft<sup>2</sup> · confidence 90 · as of Jul 14, 2026



**3**

BEDS

**2.5**

BATHS

**2,341 ft<sup>2</sup>**

LIVING AREA

**0.26 ac**

LOT SIZE

**1993**

YEAR BUILT

**1**

STORIES

**8**

ROOMS

## VALUATION

**\$456K**

\$410K low

\$503K high

Last Sale

**\$455,000 · Aug 12, 2025**

Est. Owner Equity

**\$15,036**

Loan-to-Value

**96%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,382 (2025) |
| Assessed Value        | \$206,040      |
| Previous Assessed     | \$204,960      |
| Assessor Market Value | \$515,100      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Conventional            |
| County        | FULTON                  |
| Lot (acres)   | 0.26                    |
| Heating       | Yes                     |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Pool          | No                      |
| View          | Neighborhood / Spot     |

Porch · 234 ft²

## CLIMATE RISK

**62**  
FLOOD

**3**  
WILDFIRE

**85**  
HEAT

**92**  
STORM

**45**  
DROUGHT

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

## TRANSACTION HISTORY

| DATE        | TYPE   | DEED                  | PRICE     | \$/FT² | LOAN |
|-------------|--------|-----------------------|-----------|--------|------|
| Aug 8, 2025 | Resale | Limited Warranty Deed | \$455,000 | \$194  |      |

## ASSIGNED SCHOOLS

| SCHOOL                        | LEVEL      | GRADES | DISTANCE |
|-------------------------------|------------|--------|----------|
| Sweet Apple Elementary School | Elementary | PK–5   | 0.5 mi   |
| Elkins Pointe Middle School   | Middle     | 6–8    | 1.4 mi   |
| Milton High School            | High       | 9–12   | 2.2 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 30076

|                   |                     |                      |                          |                  |                 |
|-------------------|---------------------|----------------------|--------------------------|------------------|-----------------|
| 54<br>CRIME INDEX | 82<br>AIR POLLUTION | 42,728<br>POPULATION | \$113K<br>MEDIAN IN-COME | 60°F<br>AVG TEMP | 61%<br>SUNSHINE |
|-------------------|---------------------|----------------------|--------------------------|------------------|-----------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|