

Single Family Residence **RESIDENTIAL**

296 NORTHGATE TRCE

ROSWELL, GA 30075

\$613,683 TopHap Estimate · \$319 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,924 ft²

LIVING AREA

0.79 ac

LOT SIZE

1978

YEAR BUILT

1

STORIES

8

ROOMS

VALUATION

\$614K

\$585K low

\$642K high

Last Sale

\$179,000 · Dec 8, 2004

Est. Owner Equity

\$498,438

Loan-to-Value

19%

TAX & ASSESSMENT

Property Tax	\$4,539 (2025)
Assessed Value	\$173,800
Previous Assessed	\$188,600
Assessor Market Value	\$434,500

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	FULTON
Lot (acres)	0.79
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Patio · 420 ft²

Porch · 35 ft²

CLIMATE RISK

1 FLOOD	16 WILDFIRE	85 HEAT	92 STORM	41 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 29, 2004	Quitclaim	Quit Claim Transfer			
Nov 30, 2004	Resale	Warranty Deed	\$179,000	\$93	\$143K
Nov 29, 2004	Non-arms-length	Grant Deed	\$179,000	\$93	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roswell High School	High	9–12	0.5 mi
Sweet Apple Elementary School	Elementary	PK–5	0.8 mi
Elkins Pointe Middle School	Middle	6–8	2.1 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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