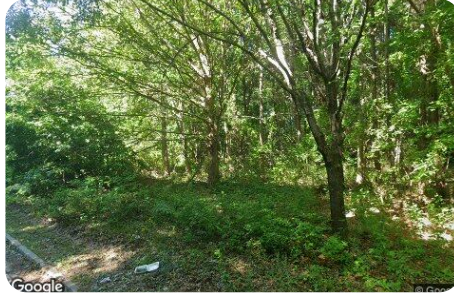


Townhouse **RESIDENTIAL**

# 735 THORNINGTON DR

ROSWELL, GA 30075

**\$623,271** TopHap Estimate · \$268 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**3**

BEDS

**2.5**

BATHS

**2,326 ft<sup>2</sup>**

LIVING AREA

**2,326 ft<sup>2</sup>**

LOT SIZE

**1999**

YEAR BUILT

**2**

STORIES

**6**

ROOMS

## VALUATION

**\$623K**

\$589K low

\$658K high

Last Sale

**\$435,000 · Mar 5, 2021**

Est. Owner Equity

**\$275,271**

Loan-to-Value

**56%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$6,038 (2025) |
| Assessed Value        | \$231,160      |
| Previous Assessed     | \$206,240      |
| Assessor Market Value | \$577,900      |

## PROPERTY FACTS

|               |                     |
|---------------|---------------------|
| Property Type | Townhouse           |
| Style         | Townhouse           |
| County        | FULTON              |
| Lot (acres)   | 0.05                |
| Construction  | Brick               |
| Heating       | Yes                 |
| Cooling       | Yes                 |
| Fireplace     | Yes                 |
| Pool          | No                  |
| View          | Neighborhood / Spot |

Porch · 350 ft²

## CLIMATE RISK

|            |               |            |             |               |
|------------|---------------|------------|-------------|---------------|
| 1<br>FLOOD | 6<br>WILDFIRE | 85<br>HEAT | 94<br>STORM | 45<br>DROUGHT |
|------------|---------------|------------|-------------|---------------|

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

## TRANSACTION HISTORY

| DATE        | TYPE   | DEED          | PRICE     | \$/FT² | LOAN   |
|-------------|--------|---------------|-----------|--------|--------|
| Mar 5, 2021 | Resale | Warranty Deed | \$435,000 | \$187  | \$348K |

## ASSIGNED SCHOOLS

| SCHOOL                          | LEVEL      | GRADES | DISTANCE |
|---------------------------------|------------|--------|----------|
| Crabapple Middle School         | Middle     | 6–8    | 0.4 mi   |
| Roswell North Elementary School | Elementary | PK–5   | 0.7 mi   |
| Roswell High School             | High       | 9–12   | 2.0 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>28</b><br>CRIME INDEX | <b>83</b><br>AIR POLLUTION | <b>58,252</b><br>POPULATION | <b>\$152K</b><br>MEDIAN IN-COME | <b>60°F</b><br>AVG TEMP | <b>61%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|