

Single Family Residence **RESIDENTIAL**

12965 ARNOLD MILL RD

ROSWELL, GA 30075

\$908,019 TopHap Estimate · \$533 / ft² · confidence 86 · as of Jul 14, 2026



3

BEDS

1.5

BATHS

1,705 ft²

LIVING AREA

14 ac

LOT SIZE

1940

YEAR BUILT

1

STORIES

5

ROOMS

VALUATION

\$908K

\$781K low

\$1M high

Last Sale

\$7,500,000 · Dec 19, 2025

Est. Owner Equity

\$908,019

TAX & ASSESSMENT

Property Tax	\$8,907 (2025)
Assessed Value	\$341,000
Previous Assessed	\$247,640
Assessor Market Value	\$852,500

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Construction	Brick
Heating	Yes
Cooling	Central
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Porch · 156 ft²

CLIMATE RISK

1
FLOOD

17
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
Dec 18, 2025	Resale	Warranty Deed	\$7,500,000	\$4399	
Feb 26, 2007	Quitclaim	Quit Claim Transfer			
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ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Crabapple Crossing Elementary	Elementary	PK–5	1.7 mi
Northwestern Middle School	Middle	6–8	1.8 mi
Milton High School	High	9–12	1.8 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	Absentee owner
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