

Single Family Residence **RESIDENTIAL**

1305 NORTSHORE DR

ROSWELL, GA 30076

\$560,581 TopHap Estimate · \$220 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,547 ft²

LIVING AREA

0.36 ac

LOT SIZE

1970

YEAR BUILT

1

STORIES

7

ROOMS

VALUATION

\$561K

\$509K low

\$612K high

Last Sale

\$405,000 · Jul 31, 2017

Est. Owner Equity

\$236,581

Loan-to-Value

55%

TAX & ASSESSMENT

Property Tax	\$3,284 (2025)
Assessed Value	\$177,040
Previous Assessed	\$166,760
Assessor Market Value	\$442,600

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	FULTON
Lot (acres)	0.36
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	Yes
View	Neighborhood / Spot

Deck · 540 ft²

Porch · 44 ft²

CLIMATE RISK

1 FLOOD	11 WILDFIRE	85 HEAT	95 STORM	45 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 31, 2017	Resale	Grant Deed	\$405,000	\$159	\$324K
Jul 2, 2015	Resale	Grant Deed	\$348,600	\$137	\$331K
May 27, 2015	Quitclaim	Quit Claim Transfer			
Aug 5, 2009	Resale	Grant Deed	\$272,000	\$107	
Jul 30, 2007	Quitclaim	Quit Claim Transfer			
Jul 30, 2007	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Esther Jackson Elementary	Elementary	PK–5	0.3 mi
Centennial High School	High	9–12	1.8 mi
Holcomb Bridge Middle School	Middle	6–8	2.4 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 CRIME INDEX	82 AIR POLLUTION	42,728 POPULATION	\$113K 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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