

Single Family Residence **RESIDENTIAL**

# 1315 NORTSHORE DR

ROSWELL, GA 30076

**\$662,188** TopHap Estimate · \$240 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**3**

BEDS

**2.5**

BATHS

**2,756 ft<sup>2</sup>**

LIVING AREA

**0.36 ac**

LOT SIZE

**1970**

YEAR BUILT

**1**

STORIES

**7**

ROOMS

## VALUATION

**\$662K**

\$625K low

\$700K high

Last Sale

**\$663,000 · May 21, 2024**

Est. Owner Equity

**\$131,788**

Loan-to-Value

**79%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,713 (2025) |
| Assessed Value        | \$247,480      |
| Previous Assessed     | \$216,040      |
| Assessor Market Value | \$618,700      |

## 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     |

Patio · 924 ft²

Porch · 102 ft²

## CLIMATE RISK

1

FLOOD

12

WILDFIRE

85

HEAT

95

STORM

41

DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|-----------------|---------------|-----------|--------|--------|
| May 13, 2024 | Resale          | Warranty Deed | \$663,000 | \$241  | \$530K |
| Jul 30, 2019 | Resale          | Grant Deed    | \$419,900 | \$152  | \$321K |
| Jul 17, 2014 | Resale          | Grant Deed    | \$335,000 | \$122  | \$338K |
| Apr 4, 2005  | Resale          | Deed          | \$250,000 | \$91   | \$250K |
| Dec 7, 2004  | Non-arms-length | Trustees Deed | \$187,500 | \$68   |        |

## 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>54</b><br>CRIME INDEX | <b>82</b><br>AIR POLLUTION | <b>42,728</b><br>POPULATION | <b>\$113K</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 | Owner occupied |
|-----------|----------------|