

Single Family Residence **RESIDENTIAL**

700 COMBEE WAY

ROSWELL, GA 30076

\$778,331 TopHap Estimate · \$202 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

3,861 ft²

LIVING AREA

0.22 ac

LOT SIZE

1994

YEAR BUILT

1

STORIES

8

ROOMS

VALUATION

\$778K

\$749K low

\$808K high

Last Sale

\$305,000 · Feb 11, 2010

Est. Owner Equity

\$503,831

Loan-to-Value

35%

TAX & ASSESSMENT

Property Tax	\$4,803 (2025)
Assessed Value	\$227,120
Previous Assessed	\$234,000
Assessor Market Value	\$567,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.22
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Patio · 340 ft²

Porch · 40 ft²

CLIMATE RISK

1 FLOOD	8 WILDFIRE	85 HEAT	92 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
Feb 5, 2010	Quitclaim	Quit Claim Transfer			\$275K
Feb 5, 2010	Quitclaim	Quit Claim Transfer			
Feb 5, 2010	Resale	Grant Deed	\$305,000	\$79	
Nov 3, 2009	Non-arms-length	Grant Deed	\$342,288	\$89	
Oct 27, 2004	Resale	Warranty Deed	\$399,000	\$103	\$359K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
River Eves Elementary School	Elementary	PK–5	0.5 mi
Centennial High School	High	9–12	1.0 mi
Holcomb Bridge Middle School	Middle	6–8	1.2 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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