

Single Family Residence **RESIDENTIAL**

## 280 CHASON WOOD WAY

ROSWELL, GA 30076

**\$924,267** TopHap Estimate · \$313 / ft<sup>2</sup> · confidence 92 · as of Jul 14, 2026



**5**

BEDS

**4.5**

BATHS

**2,954 ft<sup>2</sup>**

LIVING AREA

**0.79 ac**

LOT SIZE

**2003**

YEAR BUILT

**1**

STORIES

**12**

ROOMS

### VALUATION

**\$924K**

\$854K low

\$995K high

Est. Owner Equity

**\$374,267**

Loan-to-Value

**65%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,873 (2025) |
| Assessed Value        | \$347,080      |
| Previous Assessed     | \$369,440      |
| Assessor Market Value | \$867,700      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Conventional            |
| County        | FULTON                  |
| Lot (acres)   | 0.79                    |
| Construction  | Brick                   |
| Heating       | Yes                     |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Pool          | No                      |
| View          | Neighborhood / Spot     |

Patio · 322 ft²

Porch · 713 ft²

## CLIMATE RISK

|             |               |            |             |               |
|-------------|---------------|------------|-------------|---------------|
| 50<br>FLOOD | 8<br>WILDFIRE | 85<br>HEAT | 92<br>STORM | 41<br>DROUGHT |
|-------------|---------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED          | PRICE | \$/FT² | LOAN |
|--------------|-----------|---------------|-------|--------|------|
| Apr 23, 2026 | Financing | Warranty Deed |       |        |      |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| River Eves Elementary School | Elementary | PK–5   | 0.7 mi   |
| Holcomb Bridge Middle School | Middle     | 6–8    | 0.9 mi   |
| Centennial High School       | High       | 9–12   | 1.1 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 | <b>Absentee owner</b> |
|-----------|-----------------------|