

Single Family Residence **RESIDENTIAL**

260 CHASON WOOD WAY

ROSWELL, GA 30076

\$1,270,610 TopHap Estimate · \$248 / ft² · confidence 97 · as of Jul 14, 2026

5

BEDS

4.5

BATHS

5,120 ft²

LIVING AREA

0.77 ac

LOT SIZE

1990

YEAR BUILT

2

STORIES

10

ROOMS

VALUATION

\$1.3M

\$1.2M low

\$1.3M high

Last Sale

\$1,200,000 · May 30, 2023

Est. Owner Equity

\$310,610

Loan-to-Value

74%

TAX & ASSESSMENT

Property Tax

\$10,786 (2025)

Assessed Value

\$412,960

Previous Assessed

\$348,000

Assessor Market Value

\$1,032,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.77
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Patio · 312 ft²

Porch · 32 ft²

CLIMATE RISK

39 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
May 23, 2023	Resale	Warranty Deed	\$1,200,000	\$234	\$960K
Jul 30, 2013	Resale	Warranty Deed	\$615,000	\$120	\$417K

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

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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