

Single Family Residence **RESIDENTIAL**

# 7010 MAGNOLIA PL

ROSWELL, GA 30075

**\$676,217** TopHap Estimate · \$282 / ft² · confidence 95 · as of Jul 14, 2026



**4**

BEDS

**3.5**

BATHS

**2,396 ft²**

LIVING AREA

**0.3 ac**

LOT SIZE

**1997**

YEAR BUILT

**2**

STORIES

**10**

ROOMS

## VALUATION

**\$676K**

\$645K low

\$707K high

Last Sale

**\$334,000 · Dec 4, 2007**

Est. Owner Equity

**\$504,817**

Loan-to-Value

**27%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,079 (2025) |
| Assessed Value        | \$172,840      |
| Previous Assessed     | \$154,200      |
| Assessor Market Value | \$432,100      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Colonial                |
| County        | FULTON                  |
| Lot (acres)   | 0.30                    |
| Construction  | Brick                   |
| Heating       | Yes                     |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Pool          | No                      |
| View          | Neighborhood / Spot     |

Patio · 120 ft²

Porch · 32 ft²

## CLIMATE RISK

|             |                |            |             |               |
|-------------|----------------|------------|-------------|---------------|
| 10<br>FLOOD | 12<br>WILDFIRE | 85<br>HEAT | 95<br>STORM | 45<br>DROUGHT |
|-------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|--------|---------------|-----------|--------|--------|
| Nov 16, 2007 | Resale | Grant Deed    | \$334,000 | \$139  | \$200K |
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| Mar 26, 2004 | Resale | Warranty Deed | \$277,000 | \$116  | \$222K |

## ASSIGNED SCHOOLS

| SCHOOL                          | LEVEL      | GRADES | DISTANCE |
|---------------------------------|------------|--------|----------|
| Roswell North Elementary School | Elementary | PK–5   | 0.9 mi   |
| Crabapple Middle School         | Middle     | 6–8    | 1.1 mi   |

|                     |      |      |        |
|---------------------|------|------|--------|
| Roswell High School | High | 9–12 | 2.8 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 30075

|                   |                     |                      |                          |                  |                 |
|-------------------|---------------------|----------------------|--------------------------|------------------|-----------------|
| 28<br>CRIME INDEX | 83<br>AIR POLLUTION | 58,252<br>POPULATION | \$152K<br>MEDIAN IN-COME | 60°F<br>AVG TEMP | 61%<br>SUNSHINE |
|-------------------|---------------------|----------------------|--------------------------|------------------|-----------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|