

Single Family Residence **RESIDENTIAL**

1320 PRIMROSE DR

ROSWELL, GA 30076

\$559,999 TopHap Estimate · \$291 / ft² · confidence 98 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,925 ft²

LIVING AREA

0.36 ac

LOT SIZE

1993

YEAR BUILT

1

STORIES

7

ROOMS

VALUATION

\$560K

\$549K low

\$571K high

Last Sale

\$500,000 · Oct 5, 2022

Est. Owner Equity

\$85,999

Loan-to-Value

82%

TAX & ASSESSMENT

Property Tax	\$5,375 (2025)
Assessed Value	\$205,800
Previous Assessed	\$194,040
Assessor Market Value	\$514,500

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.36
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Patio · 180 ft²

Porch · 30 ft²

CLIMATE RISK

55 FLOOD	5 WILDFIRE	85 HEAT	92 STORM	45 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 4, 2022	Resale	Warranty Deed	\$500,000	\$260	\$480K
Sep 27, 2019	Quitclaim	Quit Claim Transfer			\$252K
May 19, 2017	Resale	Warranty Deed	\$297,000	\$154	\$238K
Nov 22, 2013	Resale	Warranty Deed	\$228,000	\$118	\$160K
Nov 15, 2007	Resale	Deed	\$255,000	\$132	\$255K
Nov 15, 2007	Resale	Grant Deed	\$255,000	\$132	\$255K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sweet Apple Elementary School	Elementary	PK–5	0.5 mi
Elkins Pointe Middle School	Middle	6–8	1.4 mi
Milton High School	High	9–12	2.2 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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