

Single Family Residence **RESIDENTIAL**

1265 PRIMROSE DR

ROSWELL, GA 30076

\$481,463 TopHap Estimate · \$239 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,015 ft²

LIVING AREA

0.2 ac

LOT SIZE

1993

YEAR BUILT

1

STORIES

7

ROOMS

VALUATION

\$481K

\$444K low

\$519K high

Last Sale

\$480,000 · Aug 27, 2025

Est. Owner Equity

\$481,463

TAX & ASSESSMENT

Property Tax	\$2,461 (2025)
Assessed Value	\$183,520
Previous Assessed	\$184,080
Assessor Market Value	\$458,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.20
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Deck

Patio · 200 ft²

CLIMATE RISK

54

FLOOD

3

WILDFIRE

85

HEAT

92

STORM

45

DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 25, 2025	Resale	Warranty Deed	\$480,000	\$238	
Feb 1, 2020	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sweet Apple Elementary School	Elementary	PK–5	0.6 mi
Elkins Pointe Middle School	Middle	6–8	1.4 mi
Milton High School	High	9–12	2.1 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
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

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