

Single Family Residence **RESIDENTIAL**

4040 MANOR PLACE DR

ROSWELL, GA 30075

\$975,395 TopHap Estimate · \$224 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

4,360 ft²

LIVING AREA

0.88 ac

LOT SIZE

2012

YEAR BUILT

2

STORIES

9

ROOMS

VALUATION

\$975K

\$916K low

\$1M high

Last Sale

\$685,000 · Jun 1, 2021

Est. Owner Equity

\$427,395

Loan-to-Value

53%

TAX & ASSESSMENT

Property Tax	\$9,000 (2025)
Assessed Value	\$344,560
Previous Assessed	\$245,520
Assessor Market Value	\$861,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.88
Construction	Brick
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Patio · 180 ft²

Porch · 47 ft²

CLIMATE RISK

1
FLOOD

19
WILDFIRE

85
HEAT

95
STORM

45
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 1, 2021	Resale	Warranty Deed	\$685,000	\$157	\$548K
May 9, 2018	Resale	Grant Deed	\$566,000	\$130	\$453K
May 9, 2018	Resale	Grant Deed	\$580,000	\$133	
Feb 29, 2012	Resale	Grant Deed	\$452,200	\$104	\$250K
Sep 27, 2011	Resale	Grant Deed	\$326,300	\$75	\$318K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roswell North Elementary School	Elementary	PK–5	1.8 mi
Crabapple Middle School	Middle	6–8	2.1 mi
Roswell High School	High	9–12	3.1 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 30075

28 CRIME INDEX	83 AIR POLLUTION	58,252 POPULATION	\$152K 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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