

Single Family Residence

RESIDENTIAL

4050 MANOR PLACE DR

ROSWELL, GA 30075

\$981,028 TopHap Estimate · \$231 / ft² · confidence 92 · as of Jul 14, 2026



5

BEDS

5

BATHS

4,249 ft²

LIVING AREA

0.71 ac

LOT SIZE

2012

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$981K

\$903K low

\$1.1M high

Last Sale

\$482,184 · Apr 30, 2012

Est. Owner Equity

\$698,028

Loan-to-Value

28%

TAX & ASSESSMENT

Property Tax	\$5,316 (2025)
Assessed Value	\$339,960
Previous Assessed	\$247,160
Assessor Market Value	\$849,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.71
Construction	Brick
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Patio · 224 ft²

Porch · 172 ft²

CLIMATE RISK

19
FLOOD

18
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
Apr 30, 2012	Resale	Grant Deed	\$482,200	\$113	\$338K
Aug 30, 2011	Resale	Grant Deed	\$327,700	\$77	\$178K

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	3.2 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 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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