

Single Family Residence

RESIDENTIAL

4010 MANOR PLACE DR

ROSWELL, GA 30075

\$1,051,229 TopHap Estimate · \$254 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

4.5

BATHS

4,132 ft²

LIVING AREA

0.69 ac

LOT SIZE

2011

YEAR BUILT

2

STORIES

10

ROOMS

VALUATION

\$1.1M

\$1M low

\$1.1M high

Last Sale

\$454,760 · Jan 25, 2012

Est. Owner Equity

\$801,229

Loan-to-Value

24%

TAX & ASSESSMENT

Property Tax	\$5,583 (2025)
Assessed Value	\$396,520
Previous Assessed	\$276,560
Assessor Market Value	\$991,300

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.69
Construction	Brick
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Patio · 140 ft²

Porch · 52 ft²

CLIMATE RISK

1
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
May 27, 2011	Resale	Grant Deed	\$302,900	\$73	\$295K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roswell North Elementary School	Elementary	PK–5	1.7 mi
Crabapple Middle School	Middle	6–8	2.0 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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