

Single Family Residence **RESIDENTIAL**

3085 MANOR PLACE DR

ROSWELL, GA 30075

\$982,429 TopHap Estimate · \$225 / ft² · confidence 93 · as of Jul 14, 2026



4
BEDS

3.5
BATHS

4,360 ft²
LIVING AREA

0.69 ac
LOT SIZE

2012
YEAR BUILT

2
STORIES

8
ROOMS

VALUATION

\$982K

\$910K low

\$1.1M high

Est. Owner Equity

\$982,429

TAX & ASSESSMENT

Property Tax	\$5,206 (2025)
Assessed Value	\$331,360
Previous Assessed	\$241,200
Assessor Market Value	\$828,400

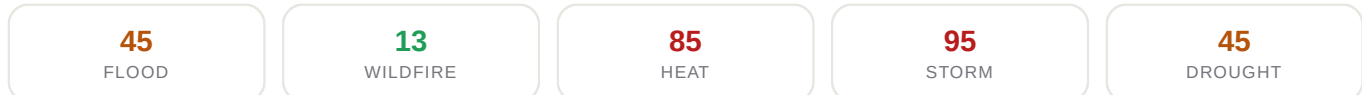
PROPERTY FACTS

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 · 180 ft²

Porch · 47 ft²

CLIMATE RISK



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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 15, 2025	Financing	Limited Warranty Deed			
Feb 1, 2016	Quitclaim	Quit Claim Transfer			\$390K

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	3.2 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	Absentee owner
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