

Single Family Residence **RESIDENTIAL**

1285 PRIMROSE DR

ROSWELL, GA 30076

\$578,390 TopHap Estimate · \$271 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,135 ft²

LIVING AREA

0.31 ac

LOT SIZE

1993

YEAR BUILT

2

STORIES

7

ROOMS

VALUATION

\$578K

\$537K low

\$620K high

Est. Owner Equity

\$385,390

Loan-to-Value

35%

TAX & ASSESSMENT

Property Tax	\$5,335 (2025)
Assessed Value	\$204,240
Previous Assessed	\$204,160
Assessor Market Value	\$510,600

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.31
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Patio · 104 ft²

CLIMATE RISK

37

FLOOD

11

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
Feb 16, 2018	Recorded document	Grant Deed			
Feb 16, 2018	Quitclaim	Quit Claim Transfer			
Nov 1, 2012	Recorded document	Warranty Deed			
Sep 14, 2011	Resale	Warranty Deed	\$225,000	\$105	
Apr 14, 2008	Resale	Warranty Deed	\$258,000	\$121	\$228K
Apr 14, 2008	Resale	Grant Deed	\$258,000	\$121	

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

OWNERSHIP

Occupancy	Owner occupied
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