

Single Family Residence **RESIDENTIAL**

# 120 BELMONT PL

ROSWELL, GA 30076

**\$772,762** TopHap Estimate · \$236 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**4**

BEDS

**3.5**

BATHS

**3,270 ft<sup>2</sup>**

LIVING AREA

**0.2 ac**

LOT SIZE

**1997**

YEAR BUILT

**2**

STORIES

**8**

ROOMS

## VALUATION

**\$773K**

\$718K low

\$828K high

Last Sale

**\$601,000 · Aug 6, 2021**

Est. Owner Equity

**\$231,862**

Loan-to-Value

**70%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,881 (2025) |
| Assessed Value        | \$236,640      |
| Previous Assessed     | \$251,120      |
| Assessor Market Value | \$591,600      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Colonial                |
| County        | FULTON                  |
| Lot (acres)   | 0.20                    |
| Construction  | Brick                   |
| Heating       | Yes                     |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Pool          | No                      |
| View          | Neighborhood / Spot     |

Deck

Patio · 182 ft²

Porch · 184 ft²

## CLIMATE RISK

**1**  
FLOOD

**4**  
WILDFIRE

**85**  
HEAT

**90**  
STORM

**45**  
DROUGHT

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

## TRANSACTION HISTORY

| DATE                | TYPE              | DEED          | PRICE     | \$/FT² | LOAN   |
|---------------------|-------------------|---------------|-----------|--------|--------|
| <b>Aug 6, 2021</b>  | Resale            | Warranty Deed | \$601,000 | \$184  | \$541K |
| <b>Jun 20, 2012</b> | Resale            | Warranty Deed | \$315,000 | \$96   | \$309K |
| <b>Mar 3, 2009</b>  | Non-arms-length   | Grant Deed    | \$471,075 | \$144  |        |
| <b>Jan 2, 2006</b>  | Recorded document | Grant Deed    |           |        |        |
| <b>Feb 10, 2005</b> | Resale            | Deed          | \$420,000 | \$128  | \$336K |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Holcomb Bridge Middle School | Middle     | 6–8    | 0.3 mi   |
| Centennial High School       | High       | 9–12   | 1.4 mi   |
| River Eves Elementary School | Elementary | PK–5   | 1.9 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>54</b><br>CRIME INDEX | <b>82</b><br>AIR POLLUTION | <b>42,728</b><br>POPULATION | <b>\$113K</b><br>MEDIAN IN-COME | <b>60°F</b><br>AVG TEMP | <b>61%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|