

Single Family Residence

RESIDENTIAL

290 BENT GRASS DR

ROSWELL, GA 30076

\$633,811 TopHap Estimate · \$269 / ft² · confidence 91 · as of Jul 14, 2026

3

BEDS

2

BATHS

2,354 ft²

LIVING AREA

0.4 ac

LOT SIZE

1991

YEAR BUILT

1

STORIES

7

ROOMS

VALUATION

\$634K

\$578K low

\$690K high

Last Sale

\$450,000 · Jul 30, 2021

Est. Owner Equity

\$433,811

Loan-to-Value

32%

TAX & ASSESSMENT

Property Tax

\$3,639 (2025)

Assessed Value

\$229,720

Previous Assessed

\$225,600

Assessor Market Value

\$574,300

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.40
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Patio · 300 ft²

Porch · 15 ft²

CLIMATE RISK

1 FLOOD	14 WILDFIRE	85 HEAT	94 STORM	41 DROUGHT
------------	----------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 30, 2021	Resale	Warranty Deed	\$450,000	\$191	\$200K
Mar 7, 2014	Quitclaim	Quit Claim Transfer			
Mar 7, 2014	Resale	Grant Deed	\$272,000	\$116	
Jun 4, 2009	Quitclaim	Quit Claim Transfer			
Jun 4, 2009	Quitclaim	Quit Claim Transfer			
Jun 4, 2009	Quitclaim	Quit Claim Transfer			
Oct 29, 2004	Resale	Warranty Deed	\$214,900	\$91	\$172K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Vickery Mill Elementary School	Elementary	PK–5	1.0 mi
Elkins Pointe Middle School	Middle	6–8	1.2 mi
Roswell 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
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

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