

Single Family Residence **RESIDENTIAL**

## 200 MERRITT DR

ROSWELL, GA 30076

**\$723,819** TopHap Estimate · \$247 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**4**

BEDS

**3.5**

BATHS

**2,925 ft<sup>2</sup>**

LIVING AREA

**0.32 ac**

LOT SIZE

**1991**

YEAR BUILT

**2**

STORIES

**8**

ROOMS

### VALUATION

**\$724K**

\$686K low

\$761K high

Last Sale

**\$390,000 · Dec 20, 2005**

Est. Owner Equity

**\$400,595**

Loan-to-Value

**44%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,700 (2025) |
| Assessed Value        | \$241,640      |
| Previous Assessed     | \$224,760      |
| Assessor Market Value | \$604,100      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Conventional            |
| County        | FULTON                  |
| Lot (acres)   | 0.32                    |
| Heating       | Yes                     |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Pool          | Yes                     |
| View          | Neighborhood / Spot     |

Porch · 40 ft²

## CLIMATE RISK

|            |               |            |             |               |
|------------|---------------|------------|-------------|---------------|
| 1<br>FLOOD | 9<br>WILDFIRE | 85<br>HEAT | 90<br>STORM | 41<br>DROUGHT |
|------------|---------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-------------------|---------------------|-----------|--------|--------|
| May 30, 2006 | Quitclaim         | Quit Claim Transfer |           |        |        |
| May 30, 2006 | Quitclaim         | Quit Claim Transfer |           |        |        |
| Nov 18, 2005 | Resale            | Deed                | \$390,000 | \$133  | \$308K |
| Nov 18, 2005 | Quitclaim         | Quit Claim Transfer |           |        |        |
| Jul 28, 2003 | Resale            | Warranty Deed       | \$366,000 | \$125  | \$293K |
| Jul 28, 2003 | Recorded document | Warranty Deed       |           |        |        |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Holcomb Bridge Middle School | Middle     | 6–8    | 0.7 mi   |
| Centennial High School       | High       | 9–12   | 1.7 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 |
|-----------|----------------|