

Residential - Vacant Land **RESIDENTIAL**

MAGNOLIA ST
ROSWELL, GA 30075



2
BEDS

1
BATHS

1,660 ft²
LIVING AREA

0.17 ac
LOT SIZE

1970
YEAR BUILT

2
STORIES

5
ROOMS

VALUATION

Last Sale **\$549,900 · Sep 6, 2024**

TAX & ASSESSMENT

Property Tax	\$246 (2025)
Assessed Value	\$7,680
Previous Assessed	\$7,680
Assessor Market Value	\$19,200

PROPERTY FACTS

Property Type	Residential - Vacant Land
Style	Conventional
County	FULTON
Lot (acres)	0.17
Heating	Yes
Cooling	Central
Pool	No
View	Neighborhood / Spot

CLIMATE RISK

1 FLOOD	17 WILDFIRE	85 HEAT	96 STORM	45 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 30, 2024	Resale	Warranty Deed	\$549,900	\$331	
May 22, 2023	Resale	Warranty Deed	\$405,000	\$244	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Mountain Park Elementary School	Elementary	KG–5	0.7 mi
Roswell High School	High	9–12	2.1 mi
Crabapple Middle School	Middle	6–8	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	Owner occupied
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