

Single Family Residence **RESIDENTIAL**

1460 ROSWELL MANOR CIR

ROSWELL, GA 30076

\$758,250 TopHap Estimate · \$258 / ft² · confidence 96 · as of Jul 14, 2026



4
BEDS

4
BATHS

2,936 ft²
LIVING AREA

3,933 ft²
LOT SIZE

2014
YEAR BUILT

2
STORIES

10
ROOMS

VALUATION

\$758K

\$724K low

\$792K high

Last Sale

\$635,000 · Jun 6, 2022

Est. Owner Equity

\$200,249

Loan-to-Value

78%

TAX & ASSESSMENT

Property Tax	\$6,465 (2025)
Assessed Value	\$247,520
Previous Assessed	\$235,080
Assessor Market Value	\$618,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.09
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Patio · 160 ft²

Porch · 36 ft²

CLIMATE RISK

1 FLOOD	17 WILDFIRE	85 HEAT	95 STORM	45 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 3, 2022	Resale	Warranty Deed	\$635,000	\$216	\$508K
Dec 14, 2020	Resale	Grant Deed	\$468,000	\$159	\$374K
Jan 12, 2017	Resale	Grant Deed	\$415,100	\$141	\$374K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Northwood Elementary School	Elementary	KG–5	0.6 mi
Centennial High School	High	9–12	1.9 mi
Haynes Bridge Middle School	Middle	6–8	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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