

Single Family Residence **RESIDENTIAL**

# 1440 ROSWELL MANOR CIR

ROSWELL, GA 30076

**\$735,085** TopHap Estimate · \$256 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**4**

BEDS

**4**

BATHS

**2,868 ft<sup>2</sup>**

LIVING AREA

**4,220 ft<sup>2</sup>**

LOT SIZE

**2014**

YEAR BUILT

**2**

STORIES

**10**

ROOMS

## VALUATION

**\$735K**

\$701K low

\$769K high

Last Sale

**\$421,000 · Nov 18, 2016**

Est. Owner Equity

**\$398,285**

Loan-to-Value

**49%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$6,380 (2025) |
| Assessed Value        | \$244,280      |
| Previous Assessed     | \$244,280      |
| Assessor Market Value | \$610,700      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Conventional            |
| County        | FULTON                  |
| Lot (acres)   | 0.10                    |
| Heating       | Yes                     |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Pool          | No                      |
| View          | Neighborhood / Spot     |

Porch · 24 ft²

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 17<br>WILDFIRE | 85<br>HEAT | 95<br>STORM | 45<br>DROUGHT |
|------------|----------------|------------|-------------|---------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED       | PRICE     | \$/FT² | LOAN   |
|--------------|--------|------------|-----------|--------|--------|
| Nov 18, 2016 | Resale | Grant Deed | \$421,000 | \$147  | \$337K |

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

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

### OWNERSHIP

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