

Single Family Residence **RESIDENTIAL**

# 1420 ROSWELL MANOR CIR

ROSWELL, GA 30076

**\$714,040** TopHap Estimate · \$237 / ft² · confidence 95 · as of Jul 14, 2026



**4**

BEDS

**4**

BATHS

**3,018 ft²**

LIVING AREA

**3,994 ft²**

LOT SIZE

**2014**

YEAR BUILT

**2**

STORIES

**10**

ROOMS

## VALUATION

**\$714K**

\$678K low

\$750K high

Last Sale

**\$425,000 · Oct 31, 2017**

Est. Owner Equity

**\$414,040**

Loan-to-Value

**44%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,040 (2025) |
| Assessed Value        | \$251,400      |
| Previous Assessed     | \$251,400      |
| Assessor Market Value | \$628,500      |

## 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 · 168 ft²

Porch · 36 ft²

## CLIMATE RISK

1

FLOOD

16

WILDFIRE

85

HEAT

95

STORM

45

DROUGHT

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

## 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <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 | <b>Owner occupied</b> |
|-----------|-----------------------|