

Single Family Residence

RESIDENTIAL

1240 ROSWELL MANOR CIR

ROSWELL, GA 30076

\$721,862 TopHap Estimate · \$217 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

3,324 ft²

LIVING AREA

0.1 ac

LOT SIZE

2015

YEAR BUILT

2

STORIES

9

ROOMS

VALUATION

\$722K

\$672K low

\$772K high

Last Sale

\$750,000 · Mar 21, 2025

Est. Owner Equity

\$121,862

Loan-to-Value

83%

TAX & ASSESSMENT

Property Tax	\$5,058 (2025)
Assessed Value	\$254,360
Previous Assessed	\$254,360
Assessor Market Value	\$635,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.10
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Commercial/Industrial

Porch · 213 ft²

CLIMATE RISK

1
FLOOD

17
WILDFIRE

85
HEAT

95
STORM

45
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 19, 2025	Financing	Warranty Deed			
Mar 19, 2025	Resale	Warranty Deed	\$750,000	\$226	\$600K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Northwood Elementary School	Elementary	KG–5	0.5 mi
Centennial High School	High	9–12	1.8 mi
Haynes Bridge Middle School	Middle	6–8	2.0 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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