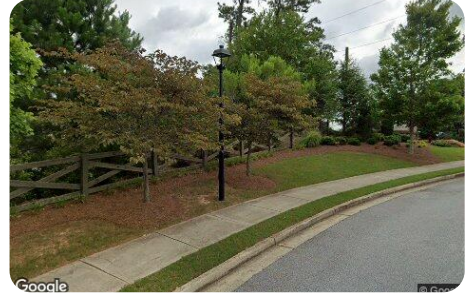


Single Family Residence **RESIDENTIAL**

1045 ROSWELL MANOR CIR

ROSWELL, GA 30076

\$760,378 TopHap Estimate · \$254 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

4

BATHS

2,994 ft²

LIVING AREA

0.18 ac

LOT SIZE

2014

YEAR BUILT

2

STORIES

10

ROOMS

VALUATION

\$760K

\$720K low

\$800K high

Last Sale

\$340,000 · Sep 30, 2014

Est. Owner Equity

\$760,378

TAX & ASSESSMENT

Property Tax	\$4,030 (2025)
Assessed Value	\$267,960
Previous Assessed	\$267,960
Assessor Market Value	\$669,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.18
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Patio · 200 ft²

Porch · 213 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	1.8 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
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

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