

Single Family Residence **RESIDENTIAL**

# 1125 ROSWELL MANOR CIR

ROSWELL, GA 30076

**\$784,467** TopHap Estimate · \$269 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**4**  
BEDS

**4**  
BATHS

**2,918 ft<sup>2</sup>**  
LIVING AREA

**0.1 ac**  
LOT SIZE

**2014**  
YEAR BUILT

**2**  
STORIES

**10**  
ROOMS

## VALUATION

**\$784K**

\$734K low

\$835K high

Last Sale

**\$530,000 · Apr 12, 2019**

Est. Owner Equity

**\$395,467**

Loan-to-Value

**51%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$6,791 (2025) |
| Assessed Value        | \$260,000      |
| Previous Assessed     | \$270,120      |
| Assessor Market Value | \$650,000      |

## 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 · 260 ft²

## CLIMATE RISK

**1**  
FLOOD

**16**  
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   |
|--------------|--------|---------------|-----------|--------|--------|
| Apr 12, 2019 | Resale | Warranty Deed | \$530,000 | \$182  | \$398K |

## 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <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>Absentee owner</b> |
|-----------|-----------------------|