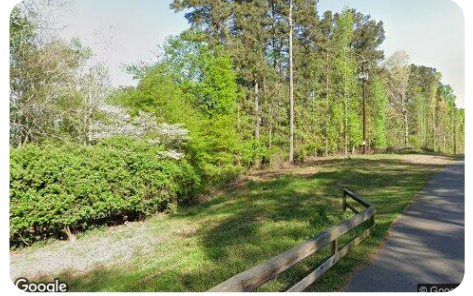


Single Family Residence **RESIDENTIAL**

1260 ROSWELL MANOR CIR

ROSWELL, GA 30076

\$787,565 TopHap Estimate · \$260 / ft² · confidence 95 · as of Jul 14, 2026



4
BEDS

3.5
BATHS

3,034 ft²
LIVING AREA

0.18 ac
LOT SIZE

2015
YEAR BUILT

2
STORIES

10
ROOMS

VALUATION

\$788K

\$749K low

\$827K high

Last Sale

\$481,000 · Mar 15, 2019

Est. Owner Equity

\$425,565

Loan-to-Value

48%

TAX & ASSESSMENT

Property Tax	\$5,010 (2025)
Assessed Value	\$259,440
Previous Assessed	\$259,440
Assessor Market Value	\$648,600

PROPERTY FACTS

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

Patio · 120 ft²

Porch · 172 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
Mar 15, 2019	Resale	Grant Deed	\$481,000	\$159	\$361K
Aug 18, 2015	Resale	Grant Deed	\$385,600	\$127	\$308K

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
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

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