

Single Family Residence **RESIDENTIAL**

1250 ROSWELL MANOR CIR

ROSWELL, GA 30076

\$671,112 TopHap Estimate · \$254 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,638 ft²

LIVING AREA

0.1 ac

LOT SIZE

2015

YEAR BUILT

2

STORIES

9

ROOMS

VALUATION

\$671K

\$643K low

\$699K high

Last Sale

\$480,000 · Dec 18, 2020

Est. Owner Equity

\$371,112

Loan-to-Value

45%

TAX & ASSESSMENT

Property Tax	\$4,480 (2025)
Assessed Value	\$221,600
Previous Assessed	\$221,600
Assessor Market Value	\$554,000

PROPERTY FACTS

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

Patio · 80 ft²

Porch · 63 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
Dec 18, 2020	Resale	Grant Deed	\$480,000	\$182	\$300K
Jul 31, 2015	Resale	Grant Deed	\$388,000	\$147	\$369K

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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