

Single Family Residence **RESIDENTIAL**

1300 ROSWELL MANOR CIR

ROSWELL, GA 30076

\$707,377 TopHap Estimate · \$256 / ft² · confidence 95 · as of Jul 14, 2026



4
BEDS

4
BATHS

2,758 ft²
LIVING AREA

0.12 ac
LOT SIZE

2015
YEAR BUILT

2
STORIES

7
ROOMS

VALUATION

\$707K

\$673K low

\$742K high

Last Sale

\$496,000 · Aug 14, 2018

Est. Owner Equity

\$306,786

Loan-to-Value

59%

TAX & ASSESSMENT

Property Tax	\$5,277 (2025)
Assessed Value	\$236,280
Previous Assessed	\$236,280
Assessor Market Value	\$590,700

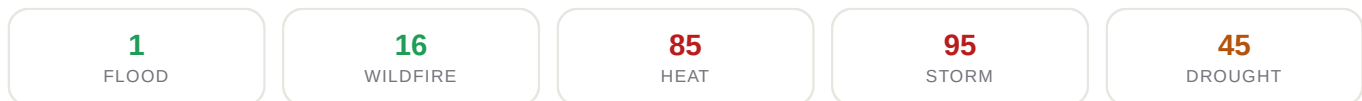
PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.12
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Patio · 236 ft²

Porch · 172 ft²

CLIMATE RISK



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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 14, 2018	Resale	Grant Deed	\$496,000	\$180	\$416K
Oct 30, 2015	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Northwood Elementary School	Elementary	KG–5	0.5 mi
Centennial High School	High	9–12	1.9 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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