

Residential - Vacant Land **RESIDENTIAL**

**OLD ROSWELL RD**  
ROSWELL, GA 30009



**6.2 ac**  
LOT SIZE

**VALUATION**

Last Sale **\$839,977 · Apr 1, 2025**

**TAX & ASSESSMENT**

|                       |                       |
|-----------------------|-----------------------|
| Property Tax          | <b>\$6,391 (2025)</b> |
| Assessed Value        | <b>\$244,680</b>      |
| Previous Assessed     | <b>\$440</b>          |
| Assessor Market Value | <b>\$611,700</b>      |

## PROPERTY FACTS

|               |                           |
|---------------|---------------------------|
| Property Type | Residential - Vacant Land |
| County        | FULTON                    |
| Pool          | No                        |
| View          | Secondary Bus Strip       |

## CLIMATE RISK

|             |                |            |             |               |
|-------------|----------------|------------|-------------|---------------|
| 52<br>FLOOD | 12<br>WILDFIRE | 85<br>HEAT | 94<br>STORM | 45<br>DROUGHT |
|-------------|----------------|------------|-------------|---------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                  | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|-----------------------|-----------|--------------------|--------|
| Mar 31, 2025 | Resale    | Limited Warranty Deed | \$839,977 |                    |        |
| Apr 11, 2024 | Quitclaim | Quit Claim Transfer   |           |                    |        |
| Jan 24, 2023 | Quitclaim | Quit Claim Transfer   |           |                    |        |
| Aug 25, 2022 | Resale    | Limited Warranty Deed | \$780,000 |                    |        |
| May 4, 2022  | Resale    | Limited Warranty Deed | \$700,892 |                    |        |
| Nov 4, 2021  | Resale    | Limited Warranty Deed | \$623,204 |                    |        |
| Oct 28, 2021 | Resale    | Limited Warranty Deed | \$679,145 |                    |        |
| Oct 21, 2021 | Resale    | Limited Warranty Deed | \$648,105 |                    |        |
| Oct 14, 2021 | Resale    | Limited Warranty Deed | \$616,547 |                    |        |
| Jun 16, 2021 | Resale    | Limited Warranty Deed | \$637,139 |                    |        |
| Jun 9, 2021  | Resale    | Limited Warranty Deed | \$587,348 |                    |        |
| Jun 2, 2021  | Resale    | Limited Warranty Deed | \$646,636 |                    | \$478K |
| May 26, 2021 | Resale    | Limited Warranty Deed | \$611,166 |                    |        |
| May 6, 2021  | Resale    | Limited Warranty Deed | \$595,730 |                    |        |
| Apr 29, 2021 | Resale    | Limited Warranty Deed | \$703,073 |                    |        |
| Apr 22, 2021 | Resale    | Limited Warranty Deed | \$691,155 |                    | \$400K |
| Apr 20, 2021 | Resale    | Limited Warranty Deed | \$581,359 |                    | \$311K |
| Apr 6, 2021  | Resale    | Limited Warranty Deed | \$553,961 |                    |        |
| Mar 31, 2021 | Resale    | Limited Warranty Deed | \$599,031 |                    |        |
| Mar 22, 2021 | Resale    | Limited Warranty Deed | \$620,754 |                    |        |

## ASSIGNED SCHOOLS

| SCHOOL                            | LEVEL      | GRADES | DISTANCE |
|-----------------------------------|------------|--------|----------|
| Hembree Springs Elementary School | Elementary | PK–5   | 1.5 mi   |
| Northwestern Middle School        | Middle     | 6–8    | 3.3 mi   |
| Milton High School                | High       | 9–12   | 3.5 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 30009

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>53</b><br>CRIME INDEX | <b>88</b><br>AIR POLLUTION | <b>20,357</b><br>POPULATION | <b>\$128K</b><br>MEDIAN IN-COME | <b>59°F</b><br>AVG TEMP | <b>61%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|