

Single Family Residence **RESIDENTIAL**

1350 ROSWELL MANOR CIR

ROSWELL, GA 30076

\$708,417 TopHap Estimate · \$278 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,548 ft²

LIVING AREA

4,177 ft²

LOT SIZE

2015

YEAR BUILT

2

STORIES

5

ROOMS

VALUATION

\$708K

\$689K low

\$728K high

Last Sale

\$437,500 · Jan 3, 2017

Est. Owner Equity

\$359,417

Loan-to-Value

52%

TAX & ASSESSMENT

Property Tax	\$4,945 (2025)
Assessed Value	\$254,560
Previous Assessed	\$254,560
Assessor Market Value	\$636,400

PROPERTY FACTS

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

Patio · 312 ft²

Porch · 48 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
Feb 7, 2020	Quitclaim	Quit Claim Transfer			
Feb 7, 2020	Quitclaim	Quit Claim Transfer			\$336K
Sep 17, 2015	Resale	Grant Deed	\$401,800	\$158	\$250K

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	2.1 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

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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