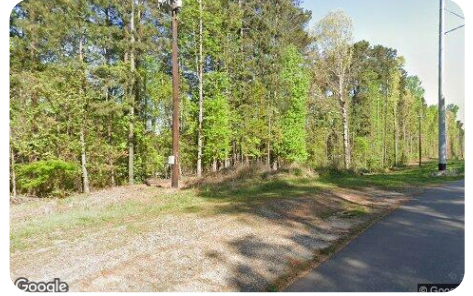


Single Family Residence **RESIDENTIAL**

1280 ROSWELL MANOR CIR

ROSWELL, GA 30076

\$866,495 TopHap Estimate · \$288 / ft² · confidence 88 · as of Jul 14, 2026



5
BEDS

5
BATHS

3,012 ft²
LIVING AREA

0.16 ac
LOT SIZE

2015
YEAR BUILT

2
STORIES

7
ROOMS

VALUATION

\$866K

\$763K low

\$970K high

Last Sale

\$787,000 · Mar 22, 2024

Est. Owner Equity

\$391,845

Loan-to-Value

56%

TAX & ASSESSMENT

Property Tax	\$6,442 (2025)
Assessed Value	\$301,680
Previous Assessed	\$257,840
Assessor Market Value	\$754,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.16
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Patio · 32 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 21, 2024	Resale	Warranty Deed	\$787,000	\$261	\$475K
Jan 26, 2016	Resale	Grant Deed	\$446,600	\$148	\$417K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Northwood Elementary School	Elementary	KG–5	0.4 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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