

Single Family Residence **RESIDENTIAL**

1270 ROSWELL MANOR CIR

ROSWELL, GA 30076

\$717,465 TopHap Estimate · \$248 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

2,896 ft²

LIVING AREA

0.21 ac

LOT SIZE

2015

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$717K

\$668K low

\$767K high

Last Sale

\$448,311 · Jan 4, 2016

Est. Owner Equity

\$300,465

Loan-to-Value

57%

TAX & ASSESSMENT

Property Tax	\$7,496 (2025)
Assessed Value	\$287,000
Previous Assessed	\$287,000
Assessor Market Value	\$717,500

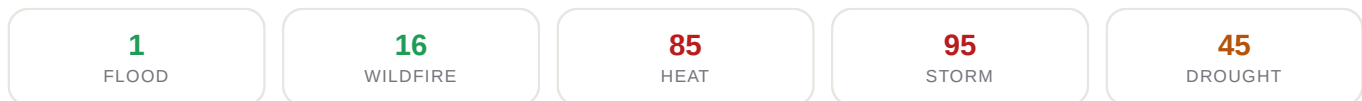
PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.21
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Patio · 100 ft²

Porch · 78 ft²

CLIMATE RISK



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

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
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------