

Single Family Residence **RESIDENTIAL**

1245 ROSWELL MANOR CIR

ROSWELL, GA 30076

\$858,528 TopHap Estimate · \$249 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

3,448 ft²

LIVING AREA

4,260 ft²

LOT SIZE

2015

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$859K

\$811K low

\$906K high

Last Sale

\$473,710 · Nov 13, 2015

Est. Owner Equity

\$433,528

Loan-to-Value

50%

TAX & ASSESSMENT

Property Tax	\$2,810 (2025)
Assessed Value	\$288,720
Previous Assessed	\$288,720
Assessor Market Value	\$721,800

PROPERTY FACTS

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

Patio · 135 ft²

Porch · 40 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
Nov 13, 2015	Resale	Grant Deed	\$473,800	\$137	\$460K

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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