

Single Family Residence **RESIDENTIAL**

1255 ROSWELL MANOR CIR

ROSWELL, GA 30076

\$708,883 TopHap Estimate · \$262 / ft² · confidence 95 · as of Jul 14, 2026



4
BEDS

3.5
BATHS

2,702 ft²
LIVING AREA

4,081 ft²
LOT SIZE

2015
YEAR BUILT

2
STORIES

10
ROOMS

VALUATION

\$709K

\$674K low

\$744K high

Last Sale

\$426,000 · Nov 30, 2015

Est. Owner Equity

\$708,883

TAX & ASSESSMENT

Property Tax	\$6,709 (2025)
Assessed Value	\$256,880
Previous Assessed	\$256,880
Assessor Market Value	\$642,200

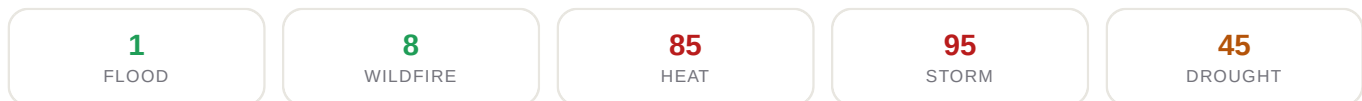
PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.09
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Commercial/Industrial

Patio · 32 ft²

Porch · 172 ft²

CLIMATE RISK



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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 30, 2015	Resale	Grant Deed	\$426,000	\$158	

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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