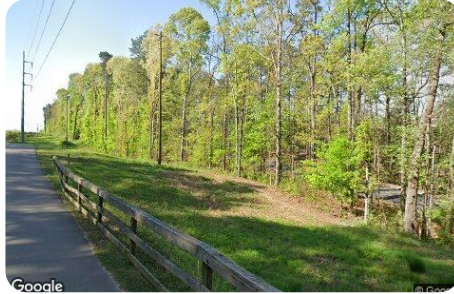


Single Family Residence **RESIDENTIAL**

1265 ROSWELL MANOR CIR

ROSWELL, GA 30076

\$719,781 TopHap Estimate · \$278 / ft² · confidence 98 · as of Jul 14, 2026



4
BEDS

3.5
BATHS

2,590 ft²
LIVING AREA

0.13 ac
LOT SIZE

2015
YEAR BUILT

2
STORIES

7
ROOMS

VALUATION

\$720K

\$703K low

\$737K high

Last Sale

\$645,000 · Oct 14, 2022

Est. Owner Equity

\$719,781

TAX & ASSESSMENT

Property Tax	\$6,655 (2025)
Assessed Value	\$254,800
Previous Assessed	\$254,800
Assessor Market Value	\$637,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.13
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Patio · 100 ft²

Porch · 24 ft²

CLIMATE RISK

1

FLOOD

8

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
Oct 14, 2022	Resale	Warranty Deed	\$645,000	\$249	
Nov 25, 2015	Resale	Grant Deed	\$377,100	\$146	\$366K

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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