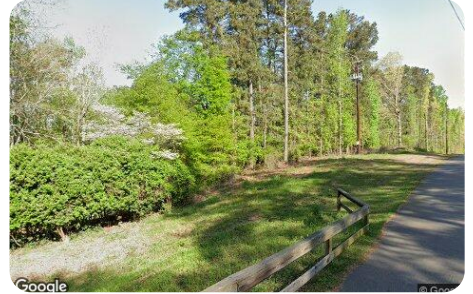
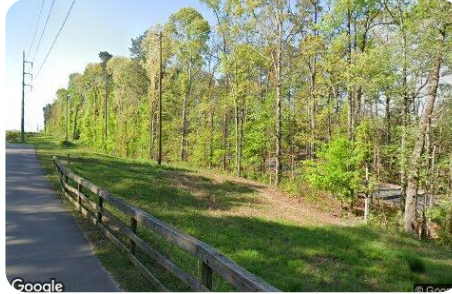


Single Family Residence **RESIDENTIAL**

1305 ROSWELL MANOR CIR

ROSWELL, GA 30076

\$699,999 TopHap Estimate · \$251 / ft² · confidence 98 · as of Jul 14, 2026



4
BEDS

3.5
BATHS

2,784 ft²
LIVING AREA

0.1 ac
LOT SIZE

2015
YEAR BUILT

2
STORIES

7
ROOMS

VALUATION

\$700K

\$685K low

\$715K high

Last Sale

\$445,000 · Aug 24, 2018

Est. Owner Equity

\$288,399

Loan-to-Value

56%

TAX & ASSESSMENT

Property Tax	\$3,947 (2025)
Assessed Value	\$230,440
Previous Assessed	\$230,440
Assessor Market Value	\$576,100

PROPERTY FACTS

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

Patio · 100 ft²

Porch · 20 ft²

CLIMATE RISK

1 FLOOD	16 WILDFIRE	85 HEAT	95 STORM	45 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 24, 2018	Resale	Grant Deed	\$445,000	\$160	\$423K

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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