

Single Family Residence **RESIDENTIAL**

# 1040 ROSWELL MANOR CIR

ROSWELL, GA 30076

**\$779,610** TopHap Estimate · \$231 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**5**  
BEDS

**4.5**  
BATHS

**3,372 ft<sup>2</sup>**  
LIVING AREA

**0.1 ac**  
LOT SIZE

**2015**  
YEAR BUILT

**2**  
STORIES

**8**  
ROOMS

## VALUATION

**\$780K**

\$738K low

\$821K high

Last Sale

**\$448,030 · Jan 21, 2016**

Est. Owner Equity

**\$148,086**

Loan-to-Value

**81%**

## TAX & ASSESSMENT

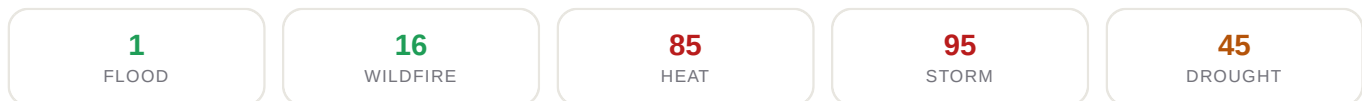
|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,324 (2025) |
| Assessed Value        | \$261,560      |
| Previous Assessed     | \$261,560      |
| Assessor Market Value | \$653,900      |

## 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   |

Porch · 196 ft²

## CLIMATE RISK



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

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED       | PRICE     | \$/FT² | LOAN   |
|--------------|--------|------------|-----------|--------|--------|
| Jan 21, 2016 | Resale | Grant Deed | \$448,100 | \$133  | \$358K |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Northwood Elementary School | Elementary | KG–5   | 0.6 mi   |
| Centennial High School      | High       | 9–12   | 1.8 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<br>CRIME INDEX | 82<br>AIR POLLUTION | 42,728<br>POPULATION | \$113K<br>MEDIAN IN-COME | 60°F<br>AVG TEMP | 61%<br>SUNSHINE |
|-------------------|---------------------|----------------------|--------------------------|------------------|-----------------|

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

## OWNERSHIP

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