

Single Family Residence **RESIDENTIAL**

2603 RESTORATION DR

POWDER SPRINGS, GA 30127

\$554,976 TopHap Estimate · \$162 / ft² · confidence 93 · as of Jul 14, 2026



5

BEDS

3

BATHS

3,428 ft²

LIVING AREA

0.4 ac

LOT SIZE

2014

YEAR BUILT

2

STORIES

10

ROOMS

2

PARKING

VALUATION

\$555K

\$514K low

\$596K high

Last Sale

\$430,000 · Jun 5, 2020

Est. Owner Equity

\$67,258

Loan-to-Value

84%

TAX & ASSESSMENT

Property Tax	\$2,604 (2025)
Assessed Value	\$226,964
Previous Assessed	\$486,410
Assessor Market Value	\$567,410

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	Cobb
Lot (acres)	0.40
Heating	Heat Pump
Cooling	Central
Pool	No

Deck · 216 ft²

Patio · 216 ft²

Porch · 120 ft²

CLIMATE RISK

69 FLOOD	24 WILDFIRE	85 HEAT	94 STORM	45 DROUGHT
-------------	----------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 1, 2020	Resale	Warranty Deed	\$430,000	\$125	\$430K
Aug 30, 2016	Resale	Grant Deed	\$363,000	\$106	\$369K
Apr 10, 2015	Resale	Grant Deed	\$349,400	\$102	\$278K
Nov 7, 2014	Financing	Grant Deed			\$15M
Dec 10, 2013	Financing	Grant Deed			\$518K
Nov 27, 2013	Resale	Grant Deed	\$62,200	\$18	
Dec 22, 2008	Quitclaim	Quit Claim Transfer			
Dec 22, 2008	Resale	Grant Deed	\$22,000	\$6	
Dec 22, 2008	Resale	Grant Deed	\$22,000	\$6	
Aug 5, 2008	Non-arms-length	Trustees Deed	\$40,000	\$12	
Aug 5, 2008	Non-arms-length	Grant Deed	\$40,000	\$12	

Aug 1, 2006	Quitclaim	Quit Claim Transfer			\$504K
Aug 1, 2006	Recorded document	Grant Deed			
Jun 8, 2006	Resale	Warranty Deed	\$157,000	\$46	\$157K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Varner Elementary School	Elementary	KG–5	0.6 mi
McEachern High School	High	9–12	1.3 mi
Tapp Middle School	Middle	6–8	2.1 mi

District: Cobb 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 30127

57 CRIME INDEX	82 AIR POLLUTION	72,807 POPULATION	\$108K MEDIAN IN-COME	60°F AVG TEMP	61% SUNSHINE
-------------------	---------------------	----------------------	--------------------------	------------------	-----------------

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

OWNERSHIP

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