

Single Family Residence **RESIDENTIAL**

280 BOULDER DR

ROSWELL, GA 30075

\$810,326 TopHap Estimate · \$213 / ft² · confidence 90 · as of Jul 14, 2026



6

BEDS

4.5

BATHS

3,813 ft²

LIVING AREA

1.01 ac

LOT SIZE

1986

YEAR BUILT

1

STORIES

9

ROOMS

VALUATION

\$810K

\$730K low

\$891K high

Last Sale

\$141,700 · Dec 13, 2022

Est. Owner Equity

\$560,326

Loan-to-Value

30%

TAX & ASSESSMENT

Property Tax	\$4,404 (2025)
Assessed Value	\$225,200
Previous Assessed	\$168,320
Assessor Market Value	\$563,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Deck

Patio · 528 ft²

Porch · 80 ft²

CLIMATE RISK

1
FLOOD

20
WILDFIRE

85
HEAT

95
STORM

41
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 31, 2022	Resale	Warranty Deed	\$141,700	\$37	
Apr 1, 2010	Resale	Grant Deed	\$330,000	\$87	
May 6, 2005	Quitclaim	Quit Claim Transfer			
May 6, 2005	Quitclaim	Quit Claim Transfer			\$560K
Apr 29, 2004	Quitclaim	Quit Claim Transfer			\$455K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roswell North Elementary School	Elementary	PK–5	2.4 mi
Crabapple Middle School	Middle	6–8	2.7 mi
Roswell High School	High	9–12	3.7 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 30075

28 CRIME INDEX	83 AIR POLLUTION	58,252 POPULATION	\$152K MEDIAN IN-COME	60°F AVG TEMP	61% SUNSHINE
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

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