

Single Family Residence **RESIDENTIAL**

465 SASSAFRAS LN

ROSWELL, GA 30076

\$704,116 TopHap Estimate · \$284 / ft² · confidence 89 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,481 ft²

LIVING AREA

0.24 ac

LOT SIZE

1977

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$704K

\$628K low

\$780K high

Last Sale

\$685,000 · Sep 9, 2025

Est. Owner Equity

\$156,116

Loan-to-Value

77%

TAX & ASSESSMENT

Property Tax	\$5,191 (2025)
Assessed Value	\$239,360
Previous Assessed	\$204,120
Assessor Market Value	\$598,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.24
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Deck Patio · 474 ft² Porch · 21 ft²

CLIMATE RISK

1 FLOOD	6 WILDFIRE	85 HEAT	92 STORM	41 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 4, 2025	Resale	Warranty Deed	\$685,000	\$276	\$548K
Nov 17, 2023	Resale	Warranty Deed	\$575,000	\$232	\$518K
Apr 28, 2017	Resale	Grant Deed	\$351,000	\$141	
Feb 24, 2005	Resale	Deed	\$279,000	\$112	\$223K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Holcomb Bridge Middle School	Middle	6–8	0.4 mi
Centennial High School	High	9–12	0.7 mi
River Eves Elementary School	Elementary	PK–5	1.3 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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