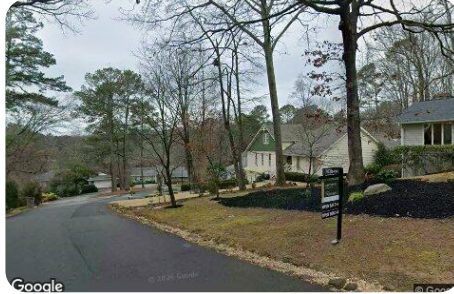


Single Family Residence **RESIDENTIAL**

# 413 SASSAFRAS RD

ROSWELL, GA 30076

**\$717,744** TopHap Estimate · \$385 / ft² · confidence 94 · as of Jul 14, 2026



**5**

BEDS

**3.5**

BATHS

**1,863 ft²**

LIVING AREA

**0.25 ac**

LOT SIZE

**1977**

YEAR BUILT

**1**

STORIES

**7**

ROOMS

## VALUATION

**\$718K**

\$672K low

\$763K high

Last Sale

**\$710,000 · Apr 23, 2026**

Est. Owner Equity

**\$360,744**

Loan-to-Value

**50%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$6,114 (2025) |
| Assessed Value        | \$245,560      |
| Previous Assessed     | \$220,080      |
| Assessor Market Value | \$613,900      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Ranch                   |
| County        | FULTON                  |
| Lot (acres)   | 0.25                    |
| Heating       | None                    |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Pool          | No                      |
| View          | Neighborhood / Spot     |

Deck    Patio · 212 ft²    Porch · 28 ft²

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 15<br>WILDFIRE | 85<br>HEAT | 92<br>STORM | 41<br>DROUGHT |
|------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|---------------------|-----------|--------|--------|
| Jul 7, 2025  | Quitclaim | Quit Claim Transfer |           |        |        |
| Jul 7, 2025  | Resale    | Warranty Deed       | \$720,000 | \$386  | \$357K |
| Aug 10, 2023 | Resale    | Warranty Deed       | \$678,500 | \$364  | \$475K |
| Jun 29, 2021 | Resale    | Warranty Deed       | \$493,700 | \$265  | \$370K |
| Oct 20, 2004 | Resale    | Warranty Deed       | \$313,900 | \$168  | \$251K |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Holcomb Bridge Middle School | Middle     | 6–8    | 0.3 mi   |
| Centennial High School       | High       | 9–12   | 0.8 mi   |
| River Eves Elementary School | Elementary | PK–5   | 1.4 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>54</b><br>CRIME INDEX | <b>82</b><br>AIR POLLUTION | <b>42,728</b><br>POPULATION | <b>\$113K</b><br>MEDIAN IN-COME | <b>60°F</b><br>AVG TEMP | <b>61%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

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