

Single Family Residence **RESIDENTIAL**

# 1380 PRIMROSE DR

ROSWELL, GA 30076

**\$541,586** TopHap Estimate · \$305 / ft² · confidence 97 · as of Jul 14, 2026



**4**

BEDS

**2.5**

BATHS

**1,776 ft²**

LIVING AREA

**0.45 ac**

LOT SIZE

**1993**

YEAR BUILT

**1**

STORIES

**7**

ROOMS

## VALUATION

**\$542K**

\$527K low

\$556K high

Last Sale

**\$218,000 · Jun 26, 2013**

Est. Owner Equity

**\$350,981**

Loan-to-Value

**38%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,582 (2025) |
| Assessed Value        | \$180,800      |
| Previous Assessed     | \$184,040      |
| Assessor Market Value | \$452,000      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Conventional            |
| County        | FULTON                  |
| Lot (acres)   | 0.45                    |
| Heating       | Yes                     |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Pool          | No                      |
| View          | Neighborhood / Spot     |

Deck

Patio · 224 ft²

## CLIMATE RISK

|             |                |            |             |               |
|-------------|----------------|------------|-------------|---------------|
| 67<br>FLOOD | 12<br>WILDFIRE | 85<br>HEAT | 92<br>STORM | 45<br>DROUGHT |
|-------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|--------|---------------|-----------|--------|--------|
| Jun 26, 2013 | Resale | Warranty Deed | \$218,000 | \$123  | \$198K |
| Aug 20, 2009 | Resale | Grant Deed    | \$192,000 | \$108  |        |

## ASSIGNED SCHOOLS

| SCHOOL                        | LEVEL      | GRADES | DISTANCE |
|-------------------------------|------------|--------|----------|
| Sweet Apple Elementary School | Elementary | PK–5   | 0.6 mi   |
| Elkins Pointe Middle School   | Middle     | 6–8    | 1.3 mi   |
| Milton High School            | High       | 9–12   | 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <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 | <b>Owner occupied</b> |
|-----------|-----------------------|