

Single Family Residence **RESIDENTIAL**

1140 WINDFAIRE PL

ROSWELL, GA 30076

\$1,452,508 TopHap Estimate · \$229 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

4.5

BATHS

6,355 ft²

LIVING AREA

2.01 ac

LOT SIZE

2008

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$1.5M

\$1.4M low

\$1.6M high

Last Sale

\$1,054,900 · Aug 27, 2008

Est. Owner Equity

\$745,508

Loan-to-Value

49%

TAX & ASSESSMENT

Property Tax	\$12,441 (2025)
Assessed Value	\$497,040
Previous Assessed	\$504,080
Assessor Market Value	\$1,242,600

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Construction	Brick
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	Yes
View	Neighborhood / Spot

Patio · 280 ft²

Porch · 166 ft²

CLIMATE RISK

53

FLOOD

12

WILDFIRE

85

HEAT

94

STORM

45

DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 9, 2016	Quitclaim	Quit Claim Transfer			
Aug 22, 2008	Resale	Grant Deed	\$1,054,878	\$166	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
River Eves Elementary School	Elementary	PK–5	0.4 mi
Centennial High School	High	9–12	1.4 mi
Holcomb Bridge Middle School	Middle	6–8	1.7 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 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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