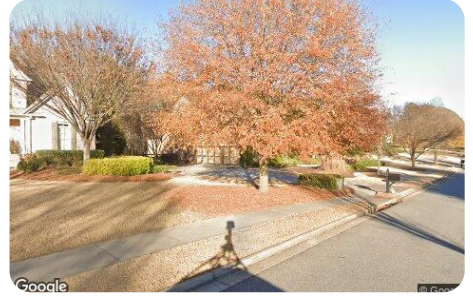


Single Family Residence **RESIDENTIAL**

# 1030 WINDFAIRE PL

ROSWELL, GA 30076

**\$1,001,629** TopHap Estimate · \$285 / ft<sup>2</sup> · confidence 91 · as of Jul 14, 2026



**3**

BEDS

**2.5**

BATHS

**3,514 ft<sup>2</sup>**

LIVING AREA

**0.7 ac**

LOT SIZE

**2008**

YEAR BUILT

**2**

STORIES

**7**

ROOMS

## VALUATION

**\$1M**

\$908K low

\$1.1M high

Last Sale

**\$695,000 · May 29, 2015**

Est. Owner Equity

**\$584,629**

Loan-to-Value

**41%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$7,857 (2025) |
| Assessed Value        | \$312,320      |
| Previous Assessed     | \$312,320      |
| Assessor Market Value | \$780,800      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Conventional            |
| County        | FULTON                  |
| Lot (acres)   | 0.70                    |
| Construction  | Brick                   |
| Heating       | Yes                     |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Pool          | No                      |
| View          | Neighborhood / Spot     |

Patio · 216 ft²

Porch · 55 ft²

## CLIMATE RISK

|             |                |            |             |               |
|-------------|----------------|------------|-------------|---------------|
| 44<br>FLOOD | 12<br>WILDFIRE | 85<br>HEAT | 94<br>STORM | 45<br>DROUGHT |
|-------------|----------------|------------|-------------|---------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED       | PRICE     | \$/FT² | LOAN   |
|--------------|--------|------------|-----------|--------|--------|
| May 29, 2015 | Resale | Grant Deed | \$695,000 | \$198  | \$417K |
| Mar 4, 2008  | Resale | Grant Deed | \$759,200 | \$216  |        |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| River Eves Elementary School | Elementary | PK–5   | 0.6 mi   |
| Centennial High School       | High       | 9–12   | 1.2 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <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> |
|-----------|-----------------------|