

Single Family Residence **RESIDENTIAL**

450 BELLFLOWER CT

ROSWELL, GA 30076

\$555,359 TopHap Estimate · \$308 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,804 ft²

LIVING AREA

0.29 ac

LOT SIZE

1983

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$555K

\$521K low

\$590K high

Last Sale

\$216,000 · Nov 17, 1999

Est. Owner Equity

\$429,396

Loan-to-Value

23%

TAX & ASSESSMENT

Property Tax	\$2,746 (2025)
Assessed Value	\$199,040
Previous Assessed	\$186,160
Assessor Market Value	\$497,600

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	FULTON
Lot (acres)	0.29
Heating	Yes
Cooling	Yes
Fireplace	Yes
Garage	Garage, Basement
Pool	No
View	Neighborhood / Spot

Deck

Patio · 256 ft²

CLIMATE RISK

1 FLOOD	11 WILDFIRE	85 HEAT	92 STORM	45 DROUGHT
------------	----------------	------------	-------------	---------------

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 15, 2006	Resale	Warranty Deed	\$243,000	\$135	\$143K
Feb 15, 2006	Resale	Grant Deed	\$243,000	\$135	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
River Eves Elementary School	Elementary	PK–5	0.5 mi
Centennial High School	High	9–12	1.0 mi
Holcomb Bridge Middle School	Middle	6–8	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

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

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

OWNERSHIP

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