

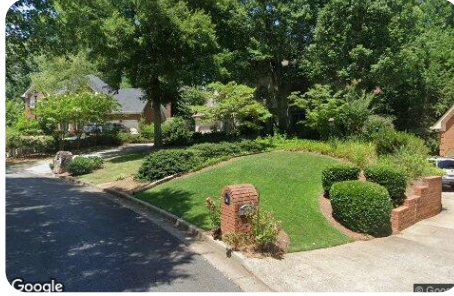
Single Family Residence

RESIDENTIAL

2080 PEARWOOD PATH

ROSWELL, GA 30076

\$779,344 TopHap Estimate · \$234 / ft² · confidence 89 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

3,329 ft²

LIVING AREA

0.41 ac

LOT SIZE

1990

YEAR BUILT

1

STORIES

9

ROOMS

VALUATION

\$779K

\$697K low

\$862K high

Last Sale

\$370,000 · Feb 6, 2006

Est. Owner Equity

\$162,594

Loan-to-Value

78%

TAX & ASSESSMENT

Property Tax	\$4,396 (2025)
Assessed Value	\$260,560
Previous Assessed	\$266,200
Assessor Market Value	\$651,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.41
Construction	Brick
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Deck Patio · 288 ft² Porch · 32 ft²

CLIMATE RISK

44
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
Jan 27, 2006	Resale	Deed	\$370,000	\$111	\$296K
Jan 25, 2006	Quitclaim	Quit Claim Transfer			
Jan 27, 2006	Resale	Grant Deed	\$370,000	\$111	\$296K
Jan 25, 2006	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hillside Elementary School	Elementary	PK–5	0.7 mi
Centennial High School	High	9–12	0.8 mi
Haynes Bridge Middle School	Middle	6–8	1.6 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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