

Single Family Residence

RESIDENTIAL

946 ZION CIR

ROSWELL, GA 30075

\$546,545 TopHap Estimate · \$356 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,537 ft²

LIVING AREA

0.42 ac

LOT SIZE

2006

YEAR BUILT

1

STORIES

8

ROOMS

VALUATION

\$547K

\$532K low

\$561K high

Last Sale

\$150,000 · Jun 12, 2006

Est. Owner Equity

\$416,545

Loan-to-Value

26%

TAX & ASSESSMENT

Property Tax	\$1,691 (2025)
Assessed Value	\$166,440
Previous Assessed	\$136,760
Assessor Market Value	\$416,100

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.42
Heating	Yes
Cooling	Yes
Pool	No
View	Neighborhood / Spot

Porch · 72 ft²

CLIMATE RISK

1
FLOOD

12
WILDFIRE

41
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 2, 2006	Resale	Warranty Deed	\$150,000	\$98	\$120K
Feb 10, 2006	Resale	Grant Deed	\$33,000	\$21	
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ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Vickery Mill Elementary School	Elementary	PK–5	0.5 mi
Crabapple Middle School	Middle	6–8	1.8 mi
Roswell High School	High	9–12	3.1 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 30075

28 CRIME INDEX	83 AIR POLLUTION	58,252 POPULATION	\$152K 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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