

Single Family Residence **RESIDENTIAL**

1170 WINDFAIRE PL

ROSWELL, GA 30076

\$1,229,261 TopHap Estimate · \$275 / ft² · confidence 90 · as of Jul 14, 2026



4

BEDS

4.5

BATHS

4,470 ft²

LIVING AREA

0.84 ac

LOT SIZE

2007

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$1.2M

\$1.1M low

\$1.3M high

Last Sale

\$1,027,700 · Nov 1, 2007

Est. Owner Equity

\$1,179,261

Loan-to-Value

4%

TAX & ASSESSMENT

Property Tax	\$8,536 (2025)
Assessed Value	\$338,320
Previous Assessed	\$338,320
Assessor Market Value	\$845,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.84
Construction	Brick
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Patio · 108 ft²

Porch · 435 ft²

CLIMATE RISK

35
FLOOD

12
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
Oct 31, 2007	Resale	Grant Deed	\$1,027,700	\$230	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
River Eves Elementary School	Elementary	PK–5	0.4 mi
Centennial High School	High	9–12	1.3 mi
Holcomb 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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