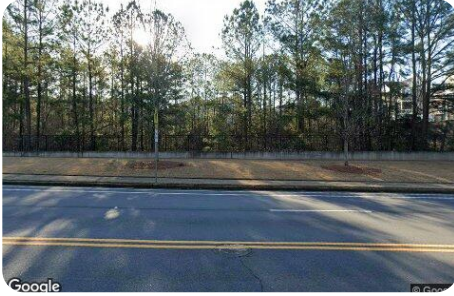


Single Family Residence **RESIDENTIAL**

4040 DECLARATION DR

ROSWELL, GA 30076

\$893,692 TopHap Estimate · \$240 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

3.5

BATHS

3,717 ft²

LIVING AREA

3,114 ft²

LOT SIZE

2015

YEAR BUILT

1

STORIES

7

ROOMS

VALUATION

\$894K

\$871K low

\$916K high

Last Sale

\$885,000 · Jan 9, 2026

Est. Owner Equity

\$185,692

Loan-to-Value

79%

TAX & ASSESSMENT

Property Tax	\$4,970 (2025)
Assessed Value	\$342,200
Previous Assessed	\$311,080
Assessor Market Value	\$855,500

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.07
Heating	Yes
Cooling	Yes
Fireplace	Yes
Garage	Garage, Basement
Pool	No
View	Neighborhood / Spot

Porch · 832 ft²

CLIMATE RISK

64
FLOOD

13
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 6, 2026	Resale	Warranty Deed	\$885,000	\$238	\$708K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hillside Elementary School	Elementary	PK–5	0.2 mi
Centennial High School	High	9–12	0.4 mi
Haynes Bridge Middle School	Middle	6–8	2.4 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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