

Single Family Residence

RESIDENTIAL

4035 DECLARATION DR

ROSWELL, GA 30076

\$894,155 TopHap Estimate · \$234 / ft² · confidence 97 · as of Jul 14, 2026



5

BEDS

5.5

BATHS

3,819 ft²

LIVING AREA

2,857 ft²

LOT SIZE

2015

YEAR BUILT

2

STORIES

7

ROOMS

VALUATION

\$894K

\$868K low

\$920K high

Last Sale

\$816,946 · Aug 31, 2023

Est. Owner Equity

\$378,655

Loan-to-Value

58%

TAX & ASSESSMENT

Property Tax	\$7,640 (2025)
Assessed Value	\$304,000
Previous Assessed	\$304,000
Assessor Market Value	\$760,000

PROPERTY FACTS

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

Patio · 1,412 ft²

Porch · 410 ft²

CLIMATE RISK

64 FLOOD	15 WILDFIRE	85 HEAT	94 STORM	45 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 4, 2026	Financing	Mortgage			\$408K
Aug 30, 2023	Resale	Warranty Deed	\$816,946	\$214	\$516K
Jul 13, 2023	Resale	Warranty Deed	\$671,440	\$176	

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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