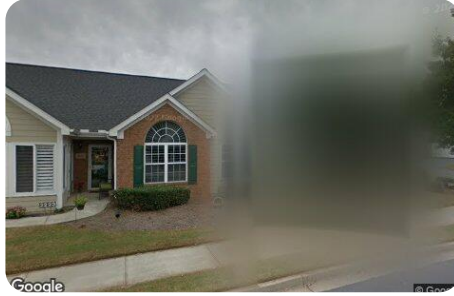


Townhouse **RESIDENTIAL**

2231 ORCHARD PL

ROSWELL, GA 30076

\$450,485 TopHap Estimate · \$334 / ft² · confidence 94 · as of Jul 14, 2026



2

BEDS

2

BATHS

1,350 ft²

LIVING AREA

1,350 ft²

LOT SIZE

2000

YEAR BUILT

1

STORIES

5

ROOMS

VALUATION

\$450K

\$422K low

\$479K high

Last Sale

\$222,500 · Jun 16, 2015

Est. Owner Equity

\$272,485

Loan-to-Value

39%

TAX & ASSESSMENT

Property Tax	\$2,088 (2025)
Assessed Value	\$172,680
Previous Assessed	\$150,640
Assessor Market Value	\$431,700

PROPERTY FACTS

Property Type	Townhouse
Style	Townhouse
County	FULTON
Lot (acres)	0.03
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Porch · 440 ft²

CLIMATE RISK

1 FLOOD	3 WILDFIRE	85 HEAT	92 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
Jun 16, 2015	Resale	Grant Deed	\$222,500	\$165	\$178K
Dec 22, 2006	Resale	Warranty Deed	\$232,000	\$172	
Dec 22, 2006	Quitclaim	Quit Claim Transfer			
Dec 22, 2006	Quitclaim	Quit Claim Transfer			
Dec 22, 2006	Resale	Grant Deed	\$232,000	\$172	
Dec 22, 2006	Non-arms-length	Grant Deed	\$232,000	\$172	
Dec 22, 2006	Resale	Grant Deed	\$152,800	\$113	
Jul 27, 2006	Quitclaim	Quit Claim Transfer			
Mar 29, 2004	Quitclaim	Quit Claim Transfer			

Mar 29, 2004 Quitclaim Quit Claim Transfer

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sweet Apple Elementary School	Elementary	PK–5	0.6 mi
Elkins Pointe Middle School	Middle	6–8	1.7 mi
Milton High School	High	9–12	1.9 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