

Single Family Residence **RESIDENTIAL**

1450 ROSWELL MANOR CIR

ROSWELL, GA 30076

\$712,621 TopHap Estimate · \$245 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

4

BATHS

2,908 ft²

LIVING AREA

3,968 ft²

LOT SIZE

2014

YEAR BUILT

2

STORIES

10

ROOMS

VALUATION

\$713K

\$663K low

\$762K high

Last Sale

\$434,900 · Mar 6, 2018

Est. Owner Equity

\$368,421

Loan-to-Value

48%

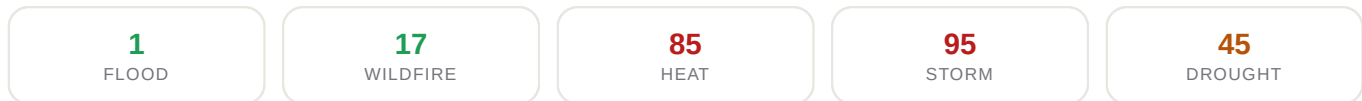
TAX & ASSESSMENT

Property Tax	\$4,878 (2025)
Assessed Value	\$246,080
Previous Assessed	\$246,080
Assessor Market Value	\$615,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.09
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

CLIMATE RISK



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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 9, 2019	Financing	Warranty Deed			\$344K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Northwood Elementary School	Elementary	KG–5	0.6 mi
Centennial High School	High	9–12	1.9 mi
Haynes Bridge Middle School	Middle	6–8	2.1 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 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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