

Single Family Residence **RESIDENTIAL**

3045 MADISON WAY

ROSWELL, GA 30076

\$841,849 TopHap Estimate · \$253 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

3,323 ft²

LIVING AREA

0.1 ac

LOT SIZE

2017

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$842K

\$780K low

\$903K high

Est. Owner Equity

\$841,849

TAX & ASSESSMENT

Property Tax	\$7,770 (2025)
Assessed Value	\$297,480
Previous Assessed	\$268,120
Assessor Market Value	\$743,700

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.10
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Patio · 190 ft²

Porch · 144 ft²

CLIMATE RISK

1 FLOOD	14 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
Jan 16, 2026	Financing	Warranty Deed			
Sep 25, 2025	Financing	Warranty Deed			
May 2, 2025	Financing	Warranty Deed			
Mar 6, 2024	Quitclaim	Quit Claim Transfer			
Feb 9, 2018	Quitclaim	Quit Claim Transfer			
Feb 9, 2018	Resale	Warranty Deed	\$574,500	\$173	\$453K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hillside Elementary School	Elementary	PK–5	0.1 mi
Centennial High School	High	9–12	0.4 mi
Haynes Bridge Middle School	Middle	6–8	2.3 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	Absentee owner
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