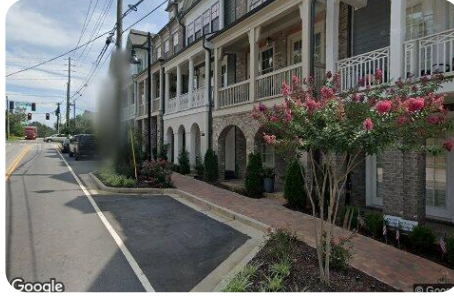


Townhouse **RESIDENTIAL**

961 FORREST ST

ROSWELL, GA 30075

\$872,211 TopHap Estimate · \$404 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

3.5

BATHS

2,160 ft²

LIVING AREA

1,263 ft²

LOT SIZE

2017

YEAR BUILT

2

STORIES

10

ROOMS

2

PARKING

VALUATION

\$872K

\$796K low

\$948K high

Last Sale

\$830,000 · Oct 28, 2024

Est. Owner Equity

\$374,211

Loan-to-Value

59%

TAX & ASSESSMENT

Property Tax	\$5,460 (2025)
Assessed Value	\$327,000
Previous Assessed	\$227,640
Assessor Market Value	\$817,500

PROPERTY FACTS

Property Type	Townhouse
Style	Townhouse
County	FULTON
Lot (acres)	0.03
Heating	Yes
Cooling	Yes
Fireplace	Yes
Garage	Garage, Basement
Pool	No
View	Secondary Bus Strip

Patio · 80 ft²

Porch · 122 ft²

CLIMATE RISK

1 FLOOD	3 WILDFIRE	85 HEAT	95 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
Oct 25, 2024	Resale	Warranty Deed	\$830,000	\$384	\$498K
Jan 14, 2022	Resale	Warranty Deed	\$640,000	\$296	\$150K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Vickery Mill Elementary School	Elementary	PK–5	0.5 mi
Crabapple Middle School	Middle	6–8	1.1 mi
Roswell High School	High	9–12	3.0 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 30075

28 CRIME INDEX	83 AIR POLLUTION	58,252 POPULATION	\$152K 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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