

Townhouse **RESIDENTIAL**

# 963 FORREST ST

ROSWELL, GA 30075

**\$746,604** TopHap Estimate · \$349 / ft<sup>2</sup> · confidence 97 · as of Jul 14, 2026



**3**

BEDS

**3.5**

BATHS

**2,140 ft<sup>2</sup>**

LIVING AREA

**1,263 ft<sup>2</sup>**

LOT SIZE

**2017**

YEAR BUILT

**2**

STORIES

**10**

ROOMS

**2**

PARKING

## VALUATION

**\$747K**

\$725K low

\$769K high

Last Sale

**\$775,000 · Nov 19, 2025**

Est. Owner Equity

**\$746,604**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,962 (2025) |
| Assessed Value        | \$296,360      |
| Previous Assessed     | \$223,440      |
| Assessor Market Value | \$740,900      |

## PROPERTY FACTS

|               |                     |
|---------------|---------------------|
| Property Type | Townhouse           |
| Style         | Townhouse           |
| County        | FULTON              |
| Lot (acres)   | 0.03                |
| Heating       | Yes                 |
| Cooling       | 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

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

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT² | LOAN |
|--------------|--------|---------------|-----------|--------|------|
| Nov 18, 2025 | Resale | Warranty Deed | \$775,000 | \$362  |      |

## 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

|                                      |                                        |                                         |                                             |                                     |                                    |
|--------------------------------------|----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|
| <div>28</div> <div>CRIME INDEX</div> | <div>83</div> <div>AIR POLLUTION</div> | <div>58,252</div> <div>POPULATION</div> | <div>\$152K</div> <div>MEDIAN IN-COME</div> | <div>60°F</div> <div>AVG TEMP</div> | <div>61%</div> <div>SUNSHINE</div> |
|--------------------------------------|----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|

Index values: 100 = US average; lower is better.

OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|