

Townhouse **RESIDENTIAL**

# 6035 SAFFRON WAY

ROSWELL, GA 30076

**\$627,486** TopHap Estimate · \$291 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**4**

BEDS

**3.5**

BATHS

**2,160 ft<sup>2</sup>**

LIVING AREA

**3,009 ft<sup>2</sup>**

LOT SIZE

**2020**

YEAR BUILT

**2**

STORIES

**8**

ROOMS

**2**

PARKING

## VALUATION

**\$627K**

\$592K low

\$663K high

Last Sale

**\$585,000 · Aug 27, 2024**

Est. Owner Equity

**\$91,773**

Loan-to-Value

**83%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,362 (2025) |
| Assessed Value        | \$232,240      |
| Previous Assessed     | \$216,680      |
| Assessor Market Value | \$580,600      |

## PROPERTY FACTS

|               |                     |
|---------------|---------------------|
| Property Type | Townhouse           |
| Style         | Townhouse           |
| County        | FULTON              |
| Lot (acres)   | 0.07                |
| Construction  | Brick               |
| Heating       | Yes                 |
| Cooling       | Yes                 |
| Fireplace     | Yes                 |
| Garage        | Garage, Basement    |
| Pool          | No                  |
| View          | Neighborhood / Spot |

## CLIMATE RISK

**37**  
FLOOD

**5**  
WILDFIRE

**85**  
HEAT

**94**  
STORM

**45**  
DROUGHT

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

## TRANSACTION HISTORY

| DATE                | TYPE   | DEED          | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|---------------------|--------|---------------|-----------|--------------------|--------|
| <b>Aug 23, 2024</b> | Resale | Warranty Deed | \$585,000 | \$271              | \$536K |
| <b>May 28, 2021</b> | Resale | Warranty Deed | \$447,129 | \$207              | \$425K |

## ASSIGNED SCHOOLS

| SCHOOL                                | LEVEL      | GRADES | DISTANCE |
|---------------------------------------|------------|--------|----------|
| <b>Vickery Mill Elementary School</b> | Elementary | PK–5   | 0.9 mi   |
| <b>Elkins Pointe Middle School</b>    | Middle     | 6–8    | 1.1 mi   |
| <b>Roswell High School</b>            | High       | 9–12   | 2.4 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>54</b><br>CRIME INDEX | <b>82</b><br>AIR POLLUTION | <b>42,728</b><br>POPULATION | <b>\$113K</b><br>MEDIAN IN-COME | <b>60°F</b><br>AVG TEMP | <b>61%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|