

Townhouse **RESIDENTIAL**

263 ROSWELL COMMONS CIR

ROSWELL, GA 30076

\$268,339 TopHap Estimate · \$224 / ft² · confidence 95 · as of Jul 14, 2026



2
BEDS

2.5
BATHS

1,200 ft²
LIVING AREA

2,700 ft²
LOT SIZE

1984
YEAR BUILT

2
STORIES

6
ROOMS

VALUATION

\$268K

\$255K low

\$282K high

Last Sale

\$270,000 · Aug 1, 2023

Est. Owner Equity

\$268,339

TAX & ASSESSMENT

Property Tax	\$534 (2024)
Assessed Value	\$88,320
Previous Assessed	\$70,840
Assessor Market Value	\$220,800

PROPERTY FACTS

Property Type	Townhouse
Style	Townhouse
County	FULTON
Lot (acres)	0.06
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Deck

Patio · 192 ft²

CLIMATE RISK

44 FLOOD	1 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
Aug 1, 2023	Resale	Warranty Deed	\$270,000	\$225	
Jun 13, 2023	Resale	Warranty Deed	\$171,000	\$143	
Jun 13, 2023	Resale	Warranty Deed	\$200,000	\$167	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Mimosa Elementary School	Elementary	PK–5	0.5 mi
Elkins Pointe Middle School	Middle	6–8	1.2 mi
Roswell High School	High	9–12	2.9 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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