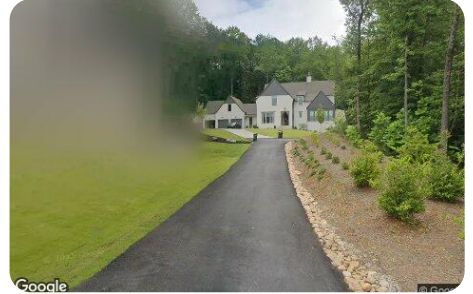


Single Family Residence **RESIDENTIAL**

260 ROSWELL FARMS DR

ROSWELL, GA 30075

\$2,458,840 TopHap Estimate · \$626 / ft² · confidence 97 · as of Jul 14, 2026



6

BEDS

6

BATHS

3,930 ft²

LIVING AREA

1.2 ac

LOT SIZE

2022

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$2.5M

\$2.4M low

\$2.5M high

Last Sale

\$2,475,173 · Apr 18, 2023

Est. Owner Equity

\$478,700

Loan-to-Value

75%

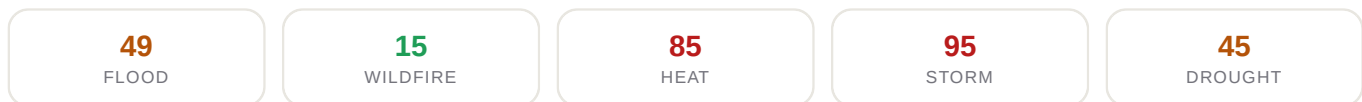
TAX & ASSESSMENT

Property Tax	\$24,793 (2025)
Assessed Value	\$1,014,960
Previous Assessed	\$709,680
Assessor Market Value	\$2,537,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

CLIMATE RISK



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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 14, 2023	Resale	Limited Warranty Deed	\$2,475,173	\$630	\$2M

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roswell North Elementary School	Elementary	PK–5	1.4 mi
Crabapple Middle School	Middle	6–8	1.6 mi
Roswell High School	High	9–12	3.2 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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