

Single Family Residence **RESIDENTIAL**

4549 BASTION DR

ROSWELL, GA 30075

\$1,096,341 TopHap Estimate · \$251 / ft² · confidence 89 · as of Jul 14, 2026



4

BEDS

6

BATHS

4,366 ft²

LIVING AREA

0.57 ac

LOT SIZE

2003

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$1.1M

\$976K low

\$1.2M high

Last Sale

\$599,900 · Apr 24, 2003

Est. Owner Equity

\$696,341

Loan-to-Value

36%

TAX & ASSESSMENT

Property Tax	\$3,314 (2025)
Assessed Value	\$456,972
Previous Assessed	\$793,400
Assessor Market Value	\$1,142,430

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	Cobb
Lot (acres)	0.57
Heating	Heat Pump
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 34 ft²

Patio · 288 ft²

Porch · 259 ft²

CLIMATE RISK

93
FLOOD

14
WILDFIRE

85
HEAT

96
STORM

45
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Garrison Mill Elementary School	Elementary	KG–5	1.1 mi
Lassiter High School	High	9–12	3.1 mi
Mabry Middle School	Middle	6–8	3.2 mi

District: Cobb 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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