

Single Family Residence **RESIDENTIAL**

4561 BASTION DR

ROSWELL, GA 30075

\$1,839,248 TopHap Estimate · \$338 / ft² · confidence 61 · as of Jul 14, 2026



6

BEDS

6

BATHS

5,440 ft²
LIVING AREA

1.19 ac
LOT SIZE

2003

YEAR BUILT

2

STORIES

9

ROOMS

2

PARKING

VALUATION

\$1.8M

\$1.1M low

\$2.6M high

Est. Owner Equity

\$889,698

Loan-to-Value

51%

TAX & ASSESSMENT

Property Tax	\$3,778 (2025)
Assessed Value	\$520,752
Previous Assessed	\$938,570
Assessor Market Value	\$1,301,880

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	Cobb
Lot (acres)	1.19
Heating	Heat Pump
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 90 ft²

Patio · 208 ft²

Porch · 51 ft²

CLIMATE RISK

58
FLOOD

14
WILDFIRE

85
HEAT

96
STORM

45
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 28, 2025	Financing	Intrafamily Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Garrison Mill Elementary School	Elementary	KG–5	1.1 mi
Lassiter High School	High	9–12	3.2 mi
Mabry Middle School	Middle	6–8	3.3 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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