

Single Family Residence **RESIDENTIAL**

# 4565 BASTION DR

ROSWELL, GA 30075

**\$1,808,569** TopHap Estimate · \$311 / ft<sup>2</sup> · confidence 71 · as of Jul 14, 2026



**6**

BEDS

**6**

BATHS

**5,815 ft<sup>2</sup>**

LIVING AREA

**1.33 ac**

LOT SIZE

**2003**

YEAR BUILT

**2**

STORIES

**9**

ROOMS

**3**

PARKING

## VALUATION

**\$1.8M**

**\$1.3M low**

**\$2.3M high**

Est. Owner Equity

**\$1,408,694**

Loan-to-Value

**22%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$12,649 (2025) |
| Assessed Value        | \$504,092       |
| Previous Assessed     | \$885,820       |
| Assessor Market Value | \$1,260,230     |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Split Level             |
| County        | Cobb                    |
| Lot (acres)   | 1.33                    |
| Heating       | Heat Pump               |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

Deck · 453 ft²

Patio · 906 ft²

Porch · 71 ft²

## CLIMATE RISK

|             |                |            |             |               |
|-------------|----------------|------------|-------------|---------------|
| 94<br>FLOOD | 15<br>WILDFIRE | 85<br>HEAT | 96<br>STORM | 45<br>DROUGHT |
|-------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE     | \$/FT² | LOAN |
|--------------|-----------|----------------------|-----------|--------|------|
| May 20, 2025 | Financing | Intrafamily Transfer |           |        |      |
| Mar 1, 2011  | Resale    | Trustees Deed        | \$377,500 | \$65   |      |

## ASSIGNED SCHOOLS

| SCHOOL                          | LEVEL      | GRADES | DISTANCE |
|---------------------------------|------------|--------|----------|
| Garrison Mill Elementary School | Elementary | KG–5   | 1.2 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>28</b><br>CRIME INDEX | <b>83</b><br>AIR POLLUTION | <b>58,252</b><br>POPULATION | <b>\$152K</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> |
|-----------|-----------------------|