

Single Family Residence **RESIDENTIAL**

# 115 NESBIT RIDGE DR

ROSWELL, GA 30076

**\$756,500** TopHap Estimate · \$245 / ft<sup>2</sup> · confidence 91 · as of Jun 23, 2026



**4**

BEDS

**2.5**

BATHS

**3,094 ft<sup>2</sup>**

LIVING AREA

**0.21 ac**

LOT SIZE

**1994**

YEAR BUILT

**2**

STORIES

**8**

ROOMS

## VALUATION

**\$757K**

\$688K low

\$825K high

Last Sale

**\$375,000 · May 19, 2016**

Est. Owner Equity

**\$437,500**

Loan-to-Value

**42%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$6,674 (2025) |
| Assessed Value        | \$255,520      |
| Previous Assessed     | \$222,120      |
| Assessor Market Value | \$638,800      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Conventional            |
| County        | FULTON                  |
| Lot (acres)   | 0.21                    |
| Heating       | Yes                     |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Pool          | No                      |
| View          | Neighborhood / Spot     |

Deck

Patio · 192 ft²

Porch · 21 ft²

## CLIMATE RISK

66

FLOOD

9

WILDFIRE

85

HEAT

94

STORM

45

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 19, 2016 | Resale | Grant Deed    | \$375,000 | \$121  | \$338K |
| Nov 9, 2011  | Resale | Warranty Deed | \$278,500 | \$90   | \$265K |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Centennial High School      | High       | 9–12   | 0.3 mi   |
| Hillside Elementary School  | Elementary | PK–5   | 0.6 mi   |
| Haynes Bridge Middle School | Middle     | 6–8    | 2.2 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 30076

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>54</b><br>CRIME INDEX | <b>82</b><br>AIR POLLUTION | <b>42,728</b><br>POPULATION | <b>\$113K</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>Absentee owner</b> |
|-----------|-----------------------|