

Townhouse **RESIDENTIAL**

2253 ORCHARD PL

ROSWELL, GA 30076

\$455,812 TopHap Estimate · \$304 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,500 ft²

LIVING AREA

1,498 ft²

LOT SIZE

2000

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$456K

\$437K low

\$475K high

Last Sale

\$227,900 · Dec 17, 2003

Est. Owner Equity

\$311,812

Loan-to-Value

31%

TAX & ASSESSMENT

Property Tax	\$1,466 (2025)
Assessed Value	\$184,360
Previous Assessed	\$160,760
Assessor Market Value	\$460,900

PROPERTY FACTS

Property Type	Townhouse
Style	Townhouse
County	FULTON
Lot (acres)	0.03
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Porch · 440 ft²

CLIMATE RISK

1 FLOOD	3 WILDFIRE	85 HEAT	92 STORM	45 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 6, 2018	Quitclaim	Quit Claim Transfer			
Nov 28, 2017	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sweet Apple Elementary School	Elementary	PK–5	0.5 mi
Elkins Pointe Middle School	Middle	6–8	1.7 mi
Milton High School	High	9–12	2.0 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

54 CRIME INDEX	82 AIR POLLUTION	42,728 POPULATION	\$113K 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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