

Townhouse **RESIDENTIAL**

2249 ORCHARD PL

ROSWELL, GA 30076

\$402,891 TopHap Estimate · \$298 / ft² · confidence 89 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,350 ft²
LIVING AREA

1,350 ft²
LOT SIZE

2000
YEAR BUILT

1
STORIES

5
ROOMS

VALUATION

\$403K

\$357K low

\$448K high

Last Sale

\$203,000 · Jul 24, 2003

Est. Owner Equity

\$238,391

Loan-to-Value

40%

TAX & ASSESSMENT

Property Tax	\$1,326 (2025)
Assessed Value	\$154,000
Previous Assessed	\$150,640
Assessor Market Value	\$385,000

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
Jan 14, 2009	Quitclaim	Quit Claim Transfer			\$170K

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	1.9 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.

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 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.

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 OWNERSHIP

Occupancy	Owner occupied
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