

Single Family Residence **RESIDENTIAL**

725 COMBEE WAY

ROSWELL, GA 30076

\$868,491 TopHap Estimate · \$238 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

4.5

BATHS

3,650 ft²

LIVING AREA

0.21 ac

LOT SIZE

1995

YEAR BUILT

2

STORIES

9

ROOMS

VALUATION

\$868K

\$808K low

\$929K high

Last Sale

\$575,000 · Apr 16, 2021

Est. Owner Equity

\$300,591

Loan-to-Value

68%

TAX & ASSESSMENT

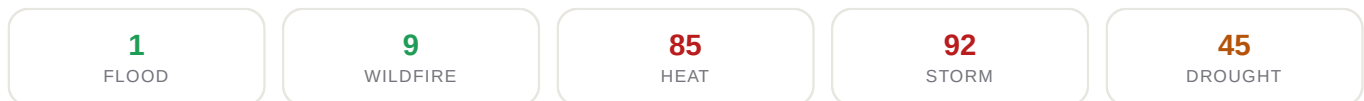
Property Tax	\$5,031 (2025)
Assessed Value	\$292,000
Previous Assessed	\$305,120
Assessor Market Value	\$730,000

PROPERTY FACTS

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

Deck Patio · 396 ft² Porch · 42 ft²

CLIMATE RISK



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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 16, 2021	Resale	Warranty Deed	\$575,000	\$158	\$460K
Oct 29, 2013	Resale	Warranty Deed	\$495,000	\$136	\$300K
Nov 17, 2005	Resale	Deed	\$479,000	\$131	\$383K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
River Eves Elementary School	Elementary	PK–5	0.5 mi
Centennial High School	High	9–12	1.0 mi
Holcomb Bridge Middle School	Middle	6–8	1.1 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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