

Single Family Residence **RESIDENTIAL**

4505 BASTION DR

ROSWELL, GA 30075

\$1,444,271 TopHap Estimate · \$289 / ft² · confidence 90 · as of Jul 14, 2026



6

BEDS

7

BATHS

4,989 ft²

LIVING AREA

0.49 ac

LOT SIZE

2001

YEAR BUILT

2

STORIES

8

ROOMS

3

PARKING

VALUATION

\$1.4M

\$1.3M low

\$1.6M high

Last Sale

\$1,425,000 · Jan 2, 2026

Est. Owner Equity

\$419,271

Loan-to-Value

71%

TAX & ASSESSMENT

Property Tax	\$15,102 (2025)
Assessed Value	\$544,284
Previous Assessed	\$544,284
Assessor Market Value	\$1,360,710

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	Cobb
Lot (acres)	0.49
Heating	Heat Pump
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 330 ft²

Patio · 24 ft²

Porch · 201 ft²

CLIMATE RISK

40 FLOOD	14 WILDFIRE	85 HEAT	96 STORM	45 DROUGHT
-------------	----------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 22, 2025	Resale	Limited Warranty Deed	\$1,425,000	\$286	\$1M
Oct 16, 2023	Financing	Intrafamily Transfer			
Jul 1, 2021	Resale	Limited Warranty Deed	\$1,226,000	\$246	\$1.1M
Apr 25, 2005	Recorded document	Warranty Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Garrison Mill Elementary School	Elementary	KG–5	1.0 mi
Lassiter High School	High	9–12	3.0 mi
Mabry Middle School	Middle	6–8	3.0 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

28 CRIME INDEX	83 AIR POLLUTION	58,252 POPULATION	\$152K MEDIAN IN-COME	60°F AVG TEMP	61% SUNSHINE
--------------------------------------	--	---	---	-------------------------------------	------------------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------