

Single Family Residence **RESIDENTIAL**

4569 BASTION DR

ROSWELL, GA 30075

\$1,811,624 TopHap Estimate · \$395 / ft² · confidence 61 · as of Jul 14, 2026



5

BEDS

6

BATHS

4,590 ft²

LIVING AREA

1.85 ac

LOT SIZE

2002

YEAR BUILT

2

STORIES

8

ROOMS

4

PARKING

VALUATION

\$1.8M

\$1.1M low

\$2.5M high

Last Sale

\$659,000 · Dec 16, 2002

Est. Owner Equity

\$1,401,824

Loan-to-Value

22%

TAX & ASSESSMENT

Property Tax	\$14,283 (2025)
Assessed Value	\$474,036
Previous Assessed	\$866,340
Assessor Market Value	\$1,185,090

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	Cobb
Lot (acres)	1.85
Heating	Heat Pump
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 322 ft²

Patio · 472 ft²

Porch · 447 ft²

CLIMATE RISK

94 FLOOD	15 WILDFIRE	85 HEAT	96 STORM	45 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Garrison Mill Elementary School	Elementary	KG–5	1.2 mi
Lassiter High School	High	9–12	3.3 mi
Mabry Middle School	Middle	6–8	3.3 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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