

Single Family Residence **RESIDENTIAL**

2045 BLUFFTON WAY

ROSWELL, GA 30075

\$821,575 TopHap Estimate · \$282 / ft² · confidence 96 · as of Jul 14, 2026



5

BEDS

4.5

BATHS

2,911 ft²

LIVING AREA

1.27 ac

LOT SIZE

1998

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$822K

\$788K low

\$855K high

Last Sale

\$630,000 · Jun 22, 2020

Est. Owner Equity

\$317,575

Loan-to-Value

61%

TAX & ASSESSMENT

Property Tax	\$6,048 (2025)
Assessed Value	\$342,000
Previous Assessed	\$235,640
Assessor Market Value	\$855,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	FULTON
Construction	Brick
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Deck

Patio · 334 ft²

Porch · 24 ft²

CLIMATE RISK

48

FLOOD

15

WILDFIRE

85

HEAT

95

STORM

45

DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 22, 2020	Resale	Warranty Deed	\$630,000	\$216	\$504K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roswell North Elementary School	Elementary	PK–5	1.3 mi
Crabapple Middle School	Middle	6–8	1.6 mi
Roswell High School	High	9–12	2.3 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 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
-----------	----------------