

Single Family Residence **RESIDENTIAL**

# 11560 NORTHGATE TRL

ROSWELL, GA 30075

**\$867,011** TopHap Estimate · \$267 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**5**

BEDS

**4.5**

BATHS

**3,242 ft<sup>2</sup>**

LIVING AREA

**0.73 ac**

LOT SIZE

**1998**

YEAR BUILT

**2**

STORIES

**8**

ROOMS

## VALUATION

**\$867K**

**\$823K low**

**\$911K high**

Last Sale

**\$680,000 · Jul 29, 2021**

Est. Owner Equity

**\$323,011**

Loan-to-Value

**65%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$6,219 (2025) |
| Assessed Value        | \$299,320      |
| Previous Assessed     | \$326,040      |
| Assessor Market Value | \$748,300      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Conventional            |
| County        | FULTON                  |
| Lot (acres)   | 0.73                    |
| Heating       | Yes                     |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Pool          | Yes                     |
| View          | Neighborhood / Spot     |

Deck

Patio · 320 ft²

Porch · 1,420 ft²

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 15<br>WILDFIRE | 85<br>HEAT | 94<br>STORM | 45<br>DROUGHT |
|------------|----------------|------------|-------------|---------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-----------------|---------------------|-----------|--------|--------|
| Jul 29, 2021 | Resale          | Warranty Deed       | \$680,000 | \$210  | \$544K |
| Sep 11, 2017 | Quitclaim       | Quit Claim Transfer |           |        | \$195K |
| Apr 15, 2016 | Non-arms-length | Grant Deed          | \$130,000 | \$40   |        |

## ASSIGNED SCHOOLS

| SCHOOL                        | LEVEL      | GRADES | DISTANCE |
|-------------------------------|------------|--------|----------|
| Sweet Apple Elementary School | Elementary | PK–5   | 0.7 mi   |
| Roswell High School           | High       | 9–12   | 0.8 mi   |
| Elkins Pointe Middle School   | Middle     | 6–8    | 1.8 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

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

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|