

Single Family Residence **RESIDENTIAL**

3095 BELLINGRATH BLVD

ROSWELL, GA 30076

\$1,485,014 TopHap Estimate · \$340 / ft² · confidence 94 · as of Jul 14, 2026



5
BEDS

4.5
BATHS

4,367 ft²
LIVING AREA

0.59 ac
LOT SIZE

1997
YEAR BUILT

2
STORIES

10
ROOMS

VALUATION

\$1.5M

\$1.4M low

\$1.6M high

Est. Owner Equity

\$305,014

Loan-to-Value

79%

TAX & ASSESSMENT

Property Tax	\$6,846 (2025)
Assessed Value	\$442,280
Previous Assessed	\$359,760
Assessor Market Value	\$1,105,700

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.59
Construction	Brick
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Patio · 385 ft²

Porch · 33 ft²

CLIMATE RISK

1 FLOOD	12 WILDFIRE	85 HEAT	94 STORM	45 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 16, 2026	Quitclaim	Quit Claim Transfer			
Jan 15, 2026	Resale	Warranty Deed	\$1,475,000	\$338	\$1.2M
Oct 3, 2025	Quitclaim	Quit Claim Transfer			
Mar 31, 2025	Resale	Limited Warranty Deed	\$1,050,000	\$240	
Mar 20, 2024	Quitclaim	Quit Claim Transfer			
Dec 30, 2015	Resale	Warranty Deed	\$590,000	\$135	\$531K
May 25, 2005	Resale	Warranty Deed	\$543,000	\$124	\$434K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Vickery Mill Elementary School	Elementary	PK–5	1.1 mi
Elkins Pointe Middle School	Middle	6–8	1.2 mi
Roswell High School	High	9–12	2.0 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	Absentee owner
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