

Single Family Residence **RESIDENTIAL**

425 SASSAFRAS LN

ROSWELL, GA 30076

\$587,638 TopHap Estimate · \$275 / ft² · confidence 89 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,136 ft²

LIVING AREA

0.32 ac

LOT SIZE

1977

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$588K

\$525K low

\$650K high

Est. Owner Equity

\$587,638

TAX & ASSESSMENT

Property Tax	\$3,854 (2025)
Assessed Value	\$188,280
Previous Assessed	\$193,320
Assessor Market Value	\$470,700

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.32
Heating	Central
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Patio · 190 ft²

Porch · 420 ft²

CLIMATE RISK

1
FLOOD

5
WILDFIRE

85
HEAT

92
STORM

45
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 27, 2021	Financing	Warranty Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Holcomb Bridge Middle School	Middle	6–8	0.3 mi
Centennial High School	High	9–12	0.7 mi
River Eves Elementary School	Elementary	PK–5	1.4 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	Owner occupied
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