

Single Family Residence

RESIDENTIAL

1260 NORTSHORE DR

ROSWELL, GA 30076

\$644,232 TopHap Estimate · \$255 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,528 ft²

LIVING AREA

0.5 ac

LOT SIZE

1970

YEAR BUILT

1

STORIES

9

ROOMS

VALUATION

\$644K

\$615K low

\$674K high

Last Sale

\$505,000 · Nov 19, 2021

Est. Owner Equity

\$239,232

Loan-to-Value

62%

TAX & ASSESSMENT

Property Tax	\$5,737 (2025)
Assessed Value	\$243,480
Previous Assessed	\$224,560
Assessor Market Value	\$608,700

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.50
Heating	Yes
Cooling	Yes
Fireplace	Yes
Garage	Carport (Unspecified)
Pool	No
View	Neighborhood / Spot

Deck

Patio · 360 ft²

Porch · 27 ft²

CLIMATE RISK

1

FLOOD

13

WILDFIRE

85

HEAT

95

STORM

41

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 19, 2021	Resale	Warranty Deed	\$505,000	\$200	\$405K
Aug 30, 2021	Resale	Warranty Deed	\$476,300	\$188	
Apr 3, 2015	Resale	Grant Deed	\$315,000	\$125	\$252K
Mar 25, 2009	Quitclaim	Quit Claim Transfer			\$180K
Nov 25, 2003	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Esther Jackson Elementary	Elementary	PK–5	0.4 mi
Centennial High School	High	9–12	1.8 mi
Holcomb Bridge Middle School	Middle	6–8	2.4 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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