

Single Family Residence **RESIDENTIAL**

745 COMBEE WAY

ROSWELL, GA 30076

\$899,000 TopHap Estimate · \$290 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

3,097 ft²

LIVING AREA

0.23 ac

LOT SIZE

1996

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$899K

\$825K low

\$973K high

Last Sale

\$750,000 · Dec 19, 2024

Est. Owner Equity

\$186,500

Loan-to-Value

96%

TAX & ASSESSMENT

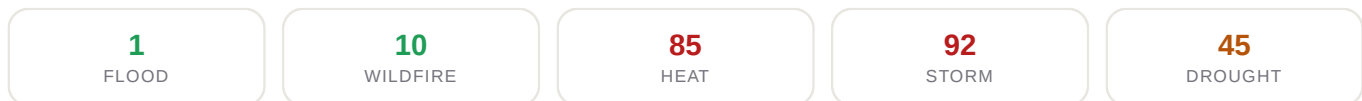
Property Tax	\$5,931 (2025)
Assessed Value	\$247,840
Previous Assessed	\$238,520
Assessor Market Value	\$619,600

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	FULTON
Lot (acres)	0.23
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Deck Patio · 532 ft² Porch · 492 ft²

CLIMATE RISK



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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 6, 2024	Resale	Warranty Deed	\$750,000	\$242	\$713K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
River Eves Elementary School	Elementary	PK–5	0.6 mi
Centennial High School	High	9–12	1.0 mi
Holcomb Bridge Middle School	Middle	6–8	1.1 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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