

Single Family Residence **RESIDENTIAL**

# 1330 PRIMROSE DR

ROSWELL, GA 30076

**\$549,474** TopHap Estimate · \$285 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



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**3**

BEDS

**2.5**

BATHS

**1,925 ft<sup>2</sup>**

LIVING AREA

**0.5 ac**

LOT SIZE

**1993**

YEAR BUILT

**1**

STORIES

**7**

ROOMS

## VALUATION

**\$549K**

\$529K low

\$570K high

Last Sale

**\$549,000 · Feb 25, 2026**

Est. Owner Equity

**\$72,474**

Loan-to-Value

**87%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,029 (2025) |
| Assessed Value        | \$190,360      |
| Previous Assessed     | \$195,400      |
| Assessor Market Value | \$475,900      |

## PROPERTY FACTS

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

Deck    Patio · 220 ft²    Porch · 30 ft²

## CLIMATE RISK

|             |               |            |             |               |
|-------------|---------------|------------|-------------|---------------|
| 55<br>FLOOD | 5<br>WILDFIRE | 85<br>HEAT | 92<br>STORM | 45<br>DROUGHT |
|-------------|---------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|--------|---------------|-----------|--------|--------|
| Feb 19, 2026 | Resale | Warranty Deed | \$549,000 | \$285  | \$477K |
| Aug 31, 2018 | Resale | Grant Deed    | \$327,000 | \$170  | \$187K |
| Jul 9, 2013  | Resale | Grant Deed    | \$227,500 | \$118  | \$216K |
| Jan 30, 2004 | Resale | Warranty Deed | \$209,500 | \$109  | \$168K |

## ASSIGNED SCHOOLS

| SCHOOL                        | LEVEL      | GRADES | DISTANCE |
|-------------------------------|------------|--------|----------|
| Sweet Apple Elementary School | Elementary | PK–5   | 0.5 mi   |
| Elkins Pointe Middle School   | Middle     | 6–8    | 1.4 mi   |
| Milton High School            | High       | 9–12   | 2.2 mi   |

District: Fulton County School District



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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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>54</b><br>CRIME INDEX | <b>82</b><br>AIR POLLUTION | <b>42,728</b><br>POPULATION | <b>\$113K</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

**Owner occupied**