

Single Family Residence **RESIDENTIAL**

470 SASSAFRAS LN

ROSWELL, GA 30076

\$625,162 TopHap Estimate · \$303 / ft² · confidence 90 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

2,062 ft²

LIVING AREA

0.37 ac

LOT SIZE

1977

YEAR BUILT

2

STORIES

9

ROOMS

2

PARKING

VALUATION

\$625K

\$565K low

\$685K high

Last Sale

\$395,000 · Mar 18, 2016

Est. Owner Equity

\$0

Loan-to-Value

149%

TAX & ASSESSMENT

Property Tax	\$5,655 (2025)
Assessed Value	\$216,520
Previous Assessed	\$223,760
Assessor Market Value	\$541,300

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.37
Heating	Yes
Cooling	Yes
Fireplace	Yes
Garage	Garage, Basement
Pool	No
View	Neighborhood / Spot

Deck

Patio · 950 ft²

Porch · 131 ft²

CLIMATE RISK

25
FLOOD

14
WILDFIRE

85
HEAT

92
STORM

45
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 22, 2021	Quitclaim	Quit Claim Transfer			\$320K
Jan 22, 2021	Quitclaim	Quit Claim Transfer			
Jul 18, 2016	Quitclaim	Quit Claim Transfer			
Mar 18, 2016	Resale	Grant Deed	\$395,000	\$192	\$349K
Mar 18, 2016	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Holcomb Bridge Middle School	Middle	6–8	0.4 mi
Centennial High School	High	9–12	0.8 mi
River Eves Elementary School	Elementary	PK–5	1.3 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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