

Single Family Residence **RESIDENTIAL**

# 450 TYSON CIR

ROSWELL, GA 30076

**\$508,277** TopHap Estimate · \$256 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026

**3**  
BEDS

**2.5**  
BATHS

**1,982 ft<sup>2</sup>**  
LIVING AREA

**0.29 ac**  
LOT SIZE

**1980**  
YEAR BUILT

**2**  
STORIES

**6**  
ROOMS

**2**  
PARKING

## VALUATION

**\$508K**

\$471K low

\$546K high

Last Sale

**\$511,000 · May 21, 2026**

Est. Owner Equity

**\$73,927**

Loan-to-Value

**85%**

## TAX & ASSESSMENT

Property Tax

**\$2,435 (2025)**

Assessed Value

**\$163,960**

Previous Assessed

**\$167,200**

Assessor Market Value

**\$409,900**

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Conventional            |
| County        | FULTON                  |
| Lot (acres)   | 0.29                    |
| Heating       | Yes                     |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Garage        | Garage, Basement        |
| Pool          | No                      |
| View          | Neighborhood / Spot     |

Deck

Patio · 354 ft²

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 13<br>WILDFIRE | 85<br>HEAT | 94<br>STORM | 41<br>DROUGHT |
|------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                  | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|-----------------------|-----------|--------|--------|
| May 20, 2026 | Financing | Mortgage              |           |        | \$434K |
| May 20, 2026 | Resale    | Limited Warranty Deed | \$511,000 | \$258  | \$434K |
| May 22, 2009 | Quitclaim | Quit Claim Transfer   |           |        |        |
| May 22, 2009 | Resale    | Grant Deed            | \$225,000 | \$114  | \$180K |
| Apr 12, 2004 | Quitclaim | Quit Claim Transfer   |           |        | \$136K |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Northwood Elementary School | Elementary | KG–5   | 0.2 mi   |
| Centennial High School      | High       | 9–12   | 1.6 mi   |
| Haynes Bridge Middle School | Middle     | 6–8    | 1.7 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <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 | <b>Owner occupied</b> |
|-----------|-----------------------|