

Single Family Residence **RESIDENTIAL**

# 705 NORTHWIND TER

ROSWELL, GA 30075

**\$1,027,911** TopHap Estimate · \$316 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**5**

BEDS

**4**

BATHS

**3,253 ft<sup>2</sup>**

LIVING AREA

**0.36 ac**

LOT SIZE

**1995**

YEAR BUILT

**2**

STORIES

**8**

ROOMS

## VALUATION

**\$1M**

\$966K low

\$1.1M high

Last Sale

**\$985,000 · Apr 15, 2024**

Est. Owner Equity

**\$0**

Loan-to-Value

**151%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$7,690 (2025) |
| Assessed Value        | \$334,240      |
| Previous Assessed     | \$284,960      |
| Assessor Market Value | \$835,600      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Conventional            |
| County        | FULTON                  |
| Lot (acres)   | 0.36                    |
| Heating       | Yes                     |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Pool          | No                      |
| View          | Neighborhood / Spot     |

Deck    Patio · 216 ft²    Porch · 27 ft²

## CLIMATE RISK

|             |                |            |             |               |
|-------------|----------------|------------|-------------|---------------|
| 57<br>FLOOD | 11<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   |
|--------------|-----------|---------------------|-----------|--------|--------|
| Apr 12, 2024 | Resale    | Warranty Deed       | \$985,000 | \$303  | \$767K |
| Jun 13, 2022 | Resale    | Warranty Deed       | \$825,000 | \$254  | \$701K |
| Oct 15, 2015 | Quitclaim | Quit Claim Transfer |           |        | \$368K |
| Dec 19, 2014 | Resale    | Grant Deed          | \$439,000 | \$135  | \$326K |
| Jul 10, 2014 | Resale    | Grant Deed          | \$330,000 | \$101  | \$369K |

## ASSIGNED SCHOOLS

| SCHOOL                        | LEVEL      | GRADES | DISTANCE |
|-------------------------------|------------|--------|----------|
| Sweet Apple Elementary School | Elementary | PK–5   | 1.0 mi   |
| Milton High School            | High       | 9–12   | 2.1 mi   |
| Elkins Pointe Middle School   | Middle     | 6–8    | 2.6 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 30075

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>28</b><br>CRIME INDEX | <b>83</b><br>AIR POLLUTION | <b>58,252</b><br>POPULATION | <b>\$152K</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 |
|-----------|----------------|