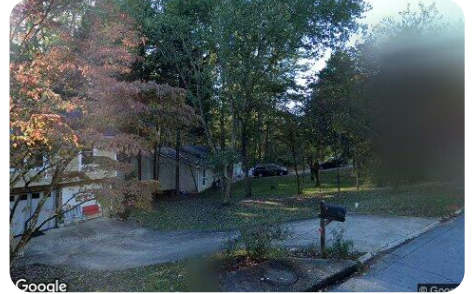


Single Family Residence **RESIDENTIAL**

# 1260 TERRAMONT DR

ROSWELL, GA 30076

**\$469,747** TopHap Estimate · \$355 / ft<sup>2</sup> · confidence 92 · as of Jul 14, 2026



**3**

BEDS

**2.5**

BATHS

**1,324 ft<sup>2</sup>**

LIVING AREA

**0.36 ac**

LOT SIZE

**1980**

YEAR BUILT

**1**

STORIES

**6**

ROOMS

**2**

PARKING

## VALUATION

**\$470K**

\$433K low

\$506K high

Est. Owner Equity

**\$287,012**

Loan-to-Value

**39%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,565 (2025) |
| Assessed Value        | \$147,760      |
| Previous Assessed     | \$174,080      |
| Assessor Market Value | \$369,400      |

## PROPERTY FACTS

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

Patio · 192 ft²

Porch · 36 ft²

## CLIMATE RISK

**1**  
FLOOD

**12**  
WILDFIRE

**85**  
HEAT

**94**  
STORM

**41**  
DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                | PRICE     | \$/FT² | LOAN |
|--------------|-------------------|---------------------|-----------|--------|------|
| Mar 20, 2013 | Quitclaim         | Quit Claim Transfer |           |        |      |
| Mar 1, 2011  | Recorded document | Grant Deed          |           |        |      |
| Mar 1, 2011  | Foreclosure sale  | Trustees Deed       | \$105,100 | \$79   |      |
| Aug 29, 2007 | Quitclaim         | Quit Claim Transfer | \$10,000  | \$8    |      |
| Aug 29, 2007 | Resale            | Grant Deed          | \$10,000  | \$8    |      |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Hillside Elementary School  | Elementary | PK–5   | 0.8 mi   |
| Centennial High School      | High       | 9–12   | 1.1 mi   |
| Haynes Bridge Middle School | Middle     | 6–8    | 1.9 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 | Owner occupied |
|-----------|----------------|