

Single Family Residence

RESIDENTIAL

770 GLEN ROYAL DR

ROSWELL, GA 30076

\$750,000

TopHap Estimate · \$247 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

3

BATHS

3,042 ft²

LIVING AREA

0.19 ac

LOT SIZE

1997

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$750K

\$691K low

\$809K high

Last Sale

\$605,000 · Aug 20, 2021

Est. Owner Equity

\$205,500

Loan-to-Value

69%

TAX & ASSESSMENT

Property Tax	\$5,356 (2025)
Assessed Value	\$205,080
Previous Assessed	\$216,880
Assessor Market Value	\$512,700

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	FULTON
Lot (acres)	0.19
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Deck Patio · 168 ft² Porch · 27 ft²

CLIMATE RISK

58
FLOOD

5
WILDFIRE

85
HEAT

90
STORM

45
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 20, 2021	Resale	Warranty Deed	\$605,000	\$199	\$545K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Holcomb Bridge Middle School	Middle	6–8	0.5 mi
Centennial High School	High	9–12	1.5 mi
River Eves Elementary School	Elementary	PK–5	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

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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