

Single Family Residence **RESIDENTIAL**

715 COMBEE WAY

ROSWELL, GA 30076

\$919,358 TopHap Estimate · \$282 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

4.5

BATHS

3,256 ft²

LIVING AREA

0.21 ac

LOT SIZE

1997

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$919K

\$843K low

\$996K high

Last Sale

\$725,000 · Apr 14, 2022

Est. Owner Equity

\$286,358

Loan-to-Value

73%

TAX & ASSESSMENT

Property Tax	\$7,504 (2025)
Assessed Value	\$298,800
Previous Assessed	\$290,000
Assessor Market Value	\$747,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	FULTON
Lot (acres)	0.21
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Patio · 618 ft²

Porch · 48 ft²

CLIMATE RISK

1

FLOOD

9

WILDFIRE

85

HEAT

92

STORM

45

DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 11, 2022	Resale	Warranty Deed	\$725,000	\$223	\$633K
Jun 7, 2019	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
River Eves Elementary School	Elementary	PK–5	0.5 mi
Centennial High School	High	9–12	1.0 mi
Holcomb Bridge Middle School	Middle	6–8	1.1 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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