

Single Family Residence **RESIDENTIAL**

735 COMBEE WAY

ROSWELL, GA 30076

\$787,540 TopHap Estimate · \$208 / ft² · confidence 91 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

3,787 ft²

LIVING AREA

0.21 ac

LOT SIZE

1994

YEAR BUILT

1

STORIES

8

ROOMS

VALUATION

\$788K

\$717K low

\$858K high

Last Sale

\$310,000 · Nov 8, 1999

Est. Owner Equity

\$787,540

TAX & ASSESSMENT

Property Tax	\$4,599 (2025)
Assessed Value	\$212,840
Previous Assessed	\$231,560
Assessor Market Value	\$532,100

PROPERTY FACTS

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

Deck

Patio · 240 ft²

CLIMATE RISK

1 FLOOD	9 WILDFIRE	85 HEAT	92 STORM	45 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
River Eves Elementary School	Elementary	PK–5	0.6 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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