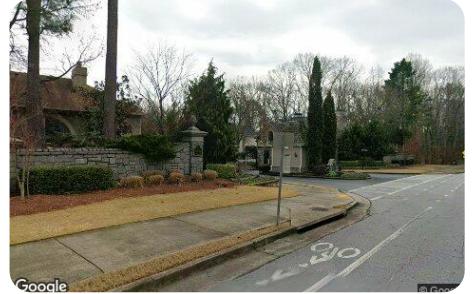


Single Family Residence **RESIDENTIAL**

710 COMBEE WAY

ROSWELL, GA 30076

\$751,244 TopHap Estimate · \$247 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

3,039 ft²

LIVING AREA

0.21 ac

LOT SIZE

1995

YEAR BUILT

1

STORIES

9

ROOMS

VALUATION

\$751K

\$711K low

\$792K high

Est. Owner Equity

\$751,244

TAX & ASSESSMENT

Property Tax	\$4,108 (2025)
Assessed Value	\$191,440
Previous Assessed	\$207,560
Assessor Market Value	\$478,600

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

Patio · 440 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.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 5, 2025	Financing	Limited Warranty Deed			
Apr 30, 2021	Resale	Warranty Deed	\$577,000	\$190	\$350K
Apr 21, 2014	Resale	Grant Deed	\$400,000	\$132	\$320K
Apr 19, 2005	Resale	Deed	\$389,500	\$128	\$180K
Apr 21, 2005	Resale	Warranty Deed	\$389,500	\$128	

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	1.2 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	Absentee owner
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