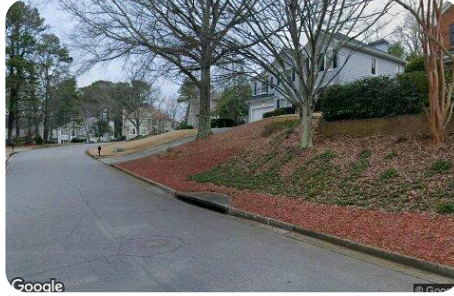


Single Family Residence **RESIDENTIAL**

# 120 NESBIT RIDGE DR

ROSWELL, GA 30076

**\$678,966** TopHap Estimate · \$270 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**5**

BEDS

**3.5**

BATHS

**2,513 ft<sup>2</sup>**

LIVING AREA

**0.23 ac**

LOT SIZE

**1994**

YEAR BUILT

**2**

STORIES

**9**

ROOMS

## VALUATION

**\$679K**

\$639K low

\$718K high

Last Sale

**\$635,000 · Jan 11, 2024**

Est. Owner Equity

**\$170,966**

Loan-to-Value

**74%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,928 (2025) |
| Assessed Value        | \$251,440      |
| Previous Assessed     | \$161,320      |
| Assessor Market Value | \$628,600      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Colonial                |
| County        | FULTON                  |
| Lot (acres)   | 0.23                    |
| Heating       | Yes                     |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Pool          | No                      |
| View          | Neighborhood / Spot     |

Patio · 245 ft²

Porch · 28 ft²

## CLIMATE RISK

1

FLOOD

3

WILDFIRE

85

HEAT

94

STORM

45

DROUGHT

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

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|--------|---------------|-----------|--------|--------|
| Jan 11, 2024 | Resale | Warranty Deed | \$635,000 | \$253  | \$508K |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Centennial High School      | High       | 9–12   | 0.3 mi   |
| Hillside Elementary School  | Elementary | PK–5   | 0.6 mi   |
| Haynes Bridge Middle School | Middle     | 6–8    | 2.3 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 | <b>Owner occupied</b> |
|-----------|-----------------------|