

Townhouse **RESIDENTIAL**

## 2241 ORCHARD PL

ROSWELL, GA 30076

**\$454,415** TopHap Estimate · \$303 / ft<sup>2</sup> · confidence 97 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,500 ft<sup>2</sup>**

LIVING AREA

**1,498 ft<sup>2</sup>**

LOT SIZE

**2000**

YEAR BUILT

**1**

STORIES

**6**

ROOMS

### VALUATION

**\$454K**

\$441K low

\$467K high

Last Sale

**\$460,000 · Sep 5, 2024**

Est. Owner Equity

**\$454,415**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,025 (2025) |
| Assessed Value        | \$184,360      |
| Previous Assessed     | \$160,760      |
| Assessor Market Value | \$460,900      |

## PROPERTY FACTS

|               |                     |
|---------------|---------------------|
| Property Type | Townhouse           |
| Style         | Townhouse           |
| County        | FULTON              |
| Lot (acres)   | 0.03                |
| Heating       | Yes                 |
| Cooling       | Yes                 |
| Fireplace     | Yes                 |
| Pool          | No                  |
| View          | Neighborhood / Spot |

Porch · 440 ft²

## CLIMATE RISK

**1**  
FLOOD

**3**  
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 |
|--------------|--------|---------------|-----------|--------|------|
| Aug 23, 2024 | Resale | Warranty Deed | \$460,000 | \$307  |      |
| Nov 12, 2015 | Resale | Grant Deed    | \$250,000 | \$167  |      |

## ASSIGNED SCHOOLS

| SCHOOL                        | LEVEL      | GRADES | DISTANCE |
|-------------------------------|------------|--------|----------|
| Sweet Apple Elementary School | Elementary | PK–5   | 0.6 mi   |
| Elkins Pointe Middle School   | Middle     | 6–8    | 1.7 mi   |
| Milton High School            | High       | 9–12   | 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <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> |
|-----------|-----------------------|