

Single Family Residence **RESIDENTIAL**

1095 NORTHPOINT TRCE

ROSWELL, GA 30076

\$539,603 TopHap Estimate · \$257 / ft² · confidence 91 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,102 ft²

LIVING AREA

0.31 ac

LOT SIZE

1995

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$540K

\$492K low

\$587K high

Last Sale

\$548,000 · Jan 23, 2026

Est. Owner Equity

\$101,203

Loan-to-Value

81%

TAX & ASSESSMENT

Property Tax	\$3,750 (2025)
Assessed Value	\$155,080
Previous Assessed	\$155,080
Assessor Market Value	\$387,700

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	FULTON
Lot (acres)	0.31
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Patio · 120 ft²

Porch · 24 ft²

CLIMATE RISK

1

FLOOD

6

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 21, 2026	Resale	Warranty Deed	\$548,000	\$261	\$438K
Jan 25, 2022	Resale	Warranty Deed	\$480,000	\$228	\$466K
Jul 11, 2013	Resale	Warranty Deed	\$239,900	\$114	\$236K
Jul 29, 2005	Resale	Deed	\$255,900	\$122	\$205K
Aug 9, 2004	Quitclaim	Quit Claim Transfer			\$48K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Northwood Elementary School	Elementary	KG–5	1.0 mi
Haynes Bridge Middle School	Middle	6–8	1.1 mi
Centennial High School	High	9–12	1.3 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

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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