

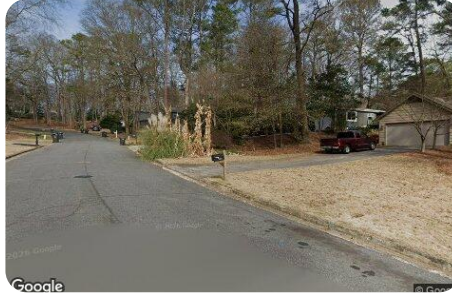
Single Family Residence

RESIDENTIAL

1295 NORTSHORE DR

ROSWELL, GA 30076

\$591,664 TopHap Estimate · \$246 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,408 ft²

LIVING AREA

0.36 ac

LOT SIZE

1970

YEAR BUILT

1

STORIES

7

ROOMS

VALUATION

\$592K

\$561K low

\$622K high

Last Sale

\$245,000 · Oct 26, 2005

Est. Owner Equity

\$237,864

Loan-to-Value

61%

TAX & ASSESSMENT

Property Tax	\$4,846 (2025)
Assessed Value	\$185,520
Previous Assessed	\$174,360
Assessor Market Value	\$463,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	FULTON
Lot (acres)	0.36
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Deck

Patio · 242 ft²

Porch · 128 ft²

CLIMATE RISK

1

FLOOD

12

WILDFIRE

85

HEAT

95

STORM

41

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 11, 2019	Quitclaim	Quit Claim Transfer			
Oct 21, 2005	Resale	Warranty Deed	\$245,000	\$102	\$196K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Esther Jackson Elementary	Elementary	PK–5	0.3 mi
Centennial High School	High	9–12	1.8 mi
Holcomb Bridge Middle School	Middle	6–8	2.4 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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