

Single Family Residence **RESIDENTIAL**

120 HAMILTON WAY

ROSWELL, GA 30075

\$980,230 TopHap Estimate · \$301 / ft² · confidence 94 · as of Jul 14, 2026



6

BEDS

5.5

BATHS

3,260 ft²

LIVING AREA

0.76 ac

LOT SIZE

1996

YEAR BUILT

1

STORIES

11

ROOMS

VALUATION

\$980K

\$924K low

\$1M high

Last Sale

\$510,000 · Oct 6, 2017

Est. Owner Equity

\$545,630

Loan-to-Value

46%

TAX & ASSESSMENT

Property Tax	\$5,673 (2025)
Assessed Value	\$356,000
Previous Assessed	\$484,080
Assessor Market Value	\$890,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.76
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Deck

Patio · 228 ft²

Porch · 35 ft²

CLIMATE RISK

25 FLOOD	10 WILDFIRE	85 HEAT	92 STORM	45 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 6, 2017	Resale	Grant Deed	\$510,000	\$156	\$424K
Nov 7, 2006	Resale	Grant Deed	\$385,000	\$118	
Nov 7, 2006	Non-arms-length	Warranty Deed	\$385,000	\$118	\$386K
Nov 7, 2006	Resale	Grant Deed	\$385,000	\$118	
Nov 7, 2006	Non-arms-length	Grant Deed	\$385,000	\$118	
May 2, 2006	Non-arms-length	Trustees Deed	\$372,000	\$114	
Mar 16, 2004	Recorded document	Warranty Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sweet Apple Elementary School	Elementary	PK–5	0.9 mi
Roswell High School	High	9–12	1.5 mi
Elkins Pointe Middle School	Middle	6–8	2.7 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 30075

28 CRIME INDEX	83 AIR POLLUTION	58,252 POPULATION	\$152K MEDIAN IN-COME	60°F AVG TEMP	61% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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