

Single Family Residence **RESIDENTIAL**

1270 NORTSHORE DR

ROSWELL, GA 30076

\$639,682 TopHap Estimate · \$317 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,020 ft²

LIVING AREA

0.46 ac

LOT SIZE

1970

YEAR BUILT

1

STORIES

7

ROOMS

VALUATION

\$640K

\$594K low

\$686K high

Last Sale

\$635,000 · Aug 14, 2025

Est. Owner Equity

\$99,932

Loan-to-Value

84%

TAX & ASSESSMENT

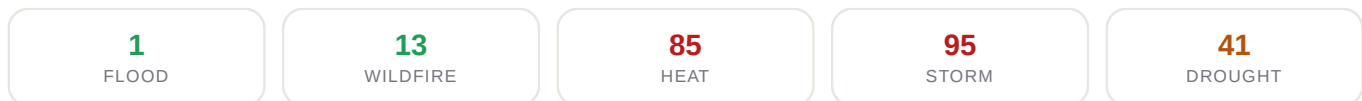
Property Tax	\$4,316 (2025)
Assessed Value	\$269,160
Previous Assessed	\$206,360
Assessor Market Value	\$672,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	FULTON
Lot (acres)	0.47
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Deck Patio · 392 ft² Porch · 48 ft²

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 13, 2025	Resale	Limited Warranty Deed	\$635,000	\$314	
Aug 16, 2021	Resale	Warranty Deed	\$465,000	\$230	\$345K
Jan 4, 2013	Quitclaim	Quit Claim Transfer			
Apr 29, 2010	Resale	Grant Deed	\$265,000	\$131	
Mar 7, 2006	Resale	Deed	\$240,000	\$119	\$190K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Esther Jackson Elementary	Elementary	PK–5	0.4 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	Owner occupied
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