

Single Family Residence **RESIDENTIAL**

# 4085 ROCKINGHAM DR

ROSWELL, GA 30075

**\$833,413** TopHap Estimate · \$444 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**5**

BEDS

**3.5**

BATHS

**1,878 ft<sup>2</sup>**

LIVING AREA

**0.49 ac**

LOT SIZE

**1999**

YEAR BUILT

**2**

STORIES

**11**

ROOMS

## VALUATION

**\$833K**

\$775K low

\$892K high

Last Sale

**\$620,000 · Apr 2, 2021**

Est. Owner Equity

**\$337,413**

Loan-to-Value

**57%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$8,182 (2025) |
| Assessed Value        | \$313,240      |
| Previous Assessed     | \$279,440      |
| Assessor Market Value | \$783,100      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Colonial                |
| County        | FULTON                  |
| Lot (acres)   | 0.49                    |
| Construction  | Brick                   |
| Heating       | Yes                     |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Pool          | No                      |
| View          | Neighborhood / Spot     |

Deck   Patio · 180 ft²   Porch · 54 ft²

## CLIMATE RISK

|             |                |            |             |               |
|-------------|----------------|------------|-------------|---------------|
| 40<br>FLOOD | 12<br>WILDFIRE | 85<br>HEAT | 94<br>STORM | 45<br>DROUGHT |
|-------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|--------|---------------|-----------|--------|--------|
| Apr 2, 2021  | Resale | Warranty Deed | \$620,000 | \$330  | \$496K |
| Apr 29, 2005 | Resale | Deed          | \$324,900 | \$173  | \$260K |

## ASSIGNED SCHOOLS

| SCHOOL                        | LEVEL      | GRADES | DISTANCE |
|-------------------------------|------------|--------|----------|
| Roswell High School           | High       | 9–12   | 1.9 mi   |
| Sweet Apple Elementary School | Elementary | PK–5   | 2.3 mi   |
| Elkins Pointe Middle School   | Middle     | 6–8    | 4.1 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>28</b><br>CRIME INDEX | <b>83</b><br>AIR POLLUTION | <b>58,252</b><br>POPULATION | <b>\$152K</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> |
|-----------|-----------------------|