

Single Family Residence

RESIDENTIAL

# 6095 GAINESWOOD DR

ROSWELL, GA 30076

**\$1,127,526** TopHap Estimate · \$263 / ft<sup>2</sup> · confidence 87 · as of Jul 14, 2026

5

BEDS

5.5

BATHS

4,286 ft<sup>2</sup>

LIVING AREA

0.55 ac

LOT SIZE

2000

YEAR BUILT

1

STORIES

10

ROOMS

## VALUATION

**\$1.1M**

\$987K low

\$1.3M high

Last Sale

\$587,500 · Feb 3, 2006

Est. Owner Equity

\$746,776

Loan-to-Value

32%

## TAX & ASSESSMENT

Property Tax

\$6,306 (2025)

Assessed Value

\$433,200

Previous Assessed

\$433,200

Assessor Market Value

\$1,083,000

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Conventional            |
| County        | FULTON                  |
| Lot (acres)   | 0.55                    |
| Construction  | Brick                   |
| Heating       | Yes                     |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Pool          | No                      |
| View          | Neighborhood / Spot     |

Deck

Patio · 264 ft²

Porch · 60 ft²

## CLIMATE RISK

|             |                |            |             |               |
|-------------|----------------|------------|-------------|---------------|
| 49<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   |
|--------------|--------|---------------|-----------|--------|--------|
| Jan 31, 2006 | Resale | Deed          | \$587,500 | \$137  | \$400K |
| Jul 15, 2005 | Resale | Warranty Deed | \$530,000 | \$124  | \$424K |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Vickery Mill Elementary School | Elementary | PK–5   | 1.0 mi   |
| Elkins Pointe Middle School    | Middle     | 6–8    | 1.4 mi   |
| Roswell High School            | High       | 9–12   | 1.9 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

|                          |                            |                             |                                     |                         |                        |
|--------------------------|----------------------------|-----------------------------|-------------------------------------|-------------------------|------------------------|
| <b>54</b><br>CRIME INDEX | <b>82</b><br>AIR POLLUTION | <b>42,728</b><br>POPULATION | <b>\$113K</b><br>MEDIAN IN-<br>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> |
|-----------|-----------------------|