

Single Family Residence **RESIDENTIAL**

705 COMBEE WAY

ROSWELL, GA 30076

\$721,665 TopHap Estimate · \$267 / ft² · confidence 91 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

2,699 ft²

LIVING AREA

0.23 ac

LOT SIZE

1995

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$722K

\$655K low

\$788K high

Last Sale

\$391,000 · Mar 26, 2014

Est. Owner Equity

\$304,665

Loan-to-Value

57%

TAX & ASSESSMENT

Property Tax	\$4,125 (2025)
Assessed Value	\$212,720
Previous Assessed	\$218,960
Assessor Market Value	\$531,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	FULTON
Lot (acres)	0.23
Construction	Brick
Heating	Yes
Cooling	Yes
Pool	No
View	Neighborhood / Spot

Deck

Patio · 162 ft²

Porch · 238 ft²

CLIMATE RISK

1

FLOOD

8

WILDFIRE

85

HEAT

92

STORM

45

DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 26, 2014	Resale	Warranty Deed	\$391,000	\$145	\$352K
May 27, 2005	Resale	Deed	\$395,000	\$146	\$316K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
River Eves Elementary School	Elementary	PK–5	0.5 mi
Centennial High School	High	9–12	1.0 mi
Holcomb Bridge Middle School	Middle	6–8	1.1 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 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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