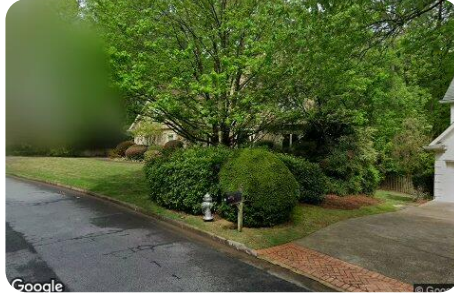


Single Family Residence **RESIDENTIAL**

260 MERRITT DR

ROSWELL, GA 30076

\$856,499 TopHap Estimate · \$267 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

4

BATHS

3,207 ft²

LIVING AREA

0.67 ac

LOT SIZE

1989

YEAR BUILT

2

STORIES

9

ROOMS

VALUATION

\$856K

\$793K low

\$920K high

Last Sale

\$760,000 · Jul 1, 2022

Est. Owner Equity

\$248,499

Loan-to-Value

74%

TAX & ASSESSMENT

Property Tax	\$6,850 (2025)
Assessed Value	\$321,640
Previous Assessed	\$276,160
Assessor Market Value	\$804,100

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.67
Construction	Brick
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Deck Patio · 288 ft² Porch · 419 ft²

CLIMATE RISK

68 FLOOD	8 WILDFIRE	85 HEAT	90 STORM	41 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 1, 2022	Resale	Warranty Deed	\$760,000	\$237	\$608K
Jun 1, 2006	Resale	Deed	\$427,000	\$133	\$342K
Jun 1, 2006	Resale	Grant Deed	\$427,000	\$133	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Holcomb Bridge Middle School	Middle	6–8	0.7 mi
Centennial High School	High	9–12	1.7 mi

River Eves Elementary School	Elementary	PK–5	1.9 mi
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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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