

Single Family Residence **RESIDENTIAL**

1260 PRIMROSE DR

ROSWELL, GA 30076

\$491,278 TopHap Estimate · \$251 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,959 ft²

LIVING AREA

0.13 ac

LOT SIZE

1992

YEAR BUILT

1

STORIES

7

ROOMS

VALUATION

\$491K

\$460K low

\$522K high

Est. Owner Equity

\$491,278

TAX & ASSESSMENT

Property Tax	\$4,607 (2025)
Assessed Value	\$176,400
Previous Assessed	\$176,720
Assessor Market Value	\$441,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.13
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Patio · 80 ft²

CLIMATE RISK

55
FLOOD

3
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
Feb 5, 2016	Quitclaim	Quit Claim Transfer			
Jun 6, 2013	Recorded document	Warranty Deed			
Mar 29, 2013	Resale	Warranty Deed	\$208,500	\$106	
Oct 17, 2007	Resale	Deed	\$250,000	\$128	\$238K
Oct 17, 2007	Resale	Grant Deed	\$250,000	\$128	\$238K
May 20, 2005	Resale	Deed	\$225,000	\$115	\$225K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sweet Apple Elementary School	Elementary	PK–5	0.5 mi
Elkins Pointe Middle School	Middle	6–8	1.5 mi
Milton High School	High	9–12	2.1 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
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
-----------	----------------