

Single Family Residence **RESIDENTIAL**

## 2175 WESTWIND DR

ROSWELL, GA 30075

**\$714,000** TopHap Estimate · \$312 / ft<sup>2</sup> · confidence 91 · as of Jun 23, 2026



**4**

BEDS

**2.5**

BATHS

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

LIVING AREA

**0.25 ac**

LOT SIZE

**1997**

YEAR BUILT

**2**

STORIES

**7**

ROOMS

### VALUATION

**\$714K**

\$650K low

\$778K high

Last Sale

**\$319,000 · Jan 15, 2019**

Est. Owner Equity

**\$439,000**

Loan-to-Value

**39%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$6,090 (2025) |
| Assessed Value        | \$233,160      |
| Previous Assessed     | \$188,120      |
| Assessor Market Value | \$582,900      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Colonial                |
| County        | FULTON                  |
| Lot (acres)   | 0.25                    |
| Heating       | Yes                     |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Pool          | No                      |
| View          | Neighborhood / Spot     |

Patio · 138 ft²

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 17<br>WILDFIRE | 85<br>HEAT | 95<br>STORM | 41<br>DROUGHT |
|------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|---------------------|-----------|--------|--------|
| Aug 23, 2021 | Financing | Warranty Deed       |           |        | \$275K |
| Jan 15, 2019 | Resale    | Grant Deed          | \$319,000 | \$140  | \$200K |
| Jan 15, 2019 | Quitclaim | Quit Claim Transfer |           |        |        |
| May 31, 2006 | Resale    | Deed                | \$245,000 | \$107  | \$196K |
| May 31, 2006 | Resale    | Grant Deed          | \$245,000 | \$107  |        |
| Aug 28, 2005 | Quitclaim | Quit Claim Transfer |           |        |        |

## ASSIGNED SCHOOLS

| SCHOOL                          | LEVEL      | GRADES | DISTANCE |
|---------------------------------|------------|--------|----------|
| Roswell High School             | High       | 9–12   | 0.6 mi   |
| Mountain Park Elementary School | Elementary | KG–5   | 1.2 mi   |
| Crabapple Middle School         | Middle     | 6–8    | 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 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 | Owner occupied |
|-----------|----------------|