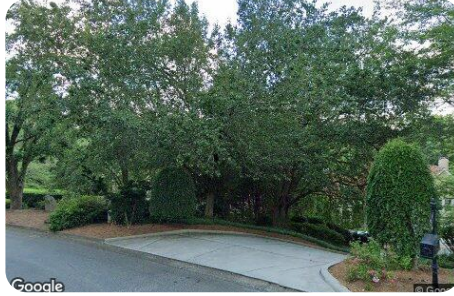


Single Family Residence **RESIDENTIAL**

170 BOULDER DR

ROSWELL, GA 30075

\$1,108,000 TopHap Estimate · \$298 / ft² · confidence 87 · as of Jun 23, 2026



4

BEDS

3.5

BATHS

3,716 ft²

LIVING AREA

0.99 ac

LOT SIZE

1998

YEAR BUILT

1

STORIES

8

ROOMS

VALUATION

\$1.1M

\$964K low

\$1.3M high

Last Sale

\$400,000 · Mar 14, 2008

Est. Owner Equity

\$864,064

Loan-to-Value

22%

TAX & ASSESSMENT

Property Tax	\$7,759 (2025)
Assessed Value	\$297,080
Previous Assessed	\$210,960
Assessor Market Value	\$742,700

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.98
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Deck Patio · 876 ft² Porch · 232 ft²

CLIMATE RISK

100 FLOOD	19 WILDFIRE	85 HEAT	95 STORM	41 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 3, 2008	Quitclaim	Quit Claim Transfer			
Feb 29, 2008	Resale	Deed	\$400,000	\$108	\$270K
Mar 3, 2008	Non-arms-length	Grant Deed	\$400,000	\$108	\$270K
Feb 29, 2008	Resale	Grant Deed	\$400,000	\$108	
Jul 3, 2007	Non-arms-length	Trustees Deed	\$449,001	\$121	
Jul 3, 2007	Non-arms-length	Grant Deed	\$449,002	\$121	
Nov 13, 2006	Resale	Grant Deed	\$147,200	\$40	\$118K
Feb 22, 2005	Resale	Warranty Deed	\$620,000	\$167	\$496K
Jan 4, 2005	Resale	Deed	\$520,000	\$140	\$416K

Oct 5, 2004 Non-arms-length Trustees Deed \$525,000 \$141

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roswell North Elementary School	Elementary	PK–5	2.5 mi
Crabapple Middle School	Middle	6–8	2.9 mi
Roswell High School	High	9–12	3.7 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

28 CRIME INDEX	83 AIR POLLUTION	58,252 POPULATION	\$152K 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