

Single Family Residence **RESIDENTIAL**

8530 EDWARDTON DR

ROSWELL, GA 30076

\$801,745 TopHap Estimate · \$245 / ft² · confidence 93 · as of Jul 14, 2026



5

BEDS

4.5

BATHS

3,278 ft²

LIVING AREA

0.23 ac

LOT SIZE

1999

YEAR BUILT

1

STORIES

8

ROOMS

VALUATION

\$802K

\$747K low

\$856K high

Last Sale

\$429,000 · May 26, 2006

Est. Owner Equity

\$163,245

Loan-to-Value

82%

TAX & ASSESSMENT

Property Tax	\$5,771 (2025)
Assessed Value	\$232,440
Previous Assessed	\$246,360
Assessor Market Value	\$581,100

PROPERTY FACTS

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

Deck

Patio · 240 ft²

Porch · 21 ft²

CLIMATE RISK

39

FLOOD

5

WILDFIRE

85

HEAT

90

STORM

45

DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 10, 2022	Resale	Warranty Deed	\$705,000	\$215	\$494K
May 15, 2006	Resale	Warranty Deed	\$429,000	\$131	
May 15, 2006	Resale	Grant Deed	\$429,000	\$131	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Holcomb Bridge Middle School	Middle	6–8	0.5 mi
Centennial High School	High	9–12	1.5 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	Absentee owner
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