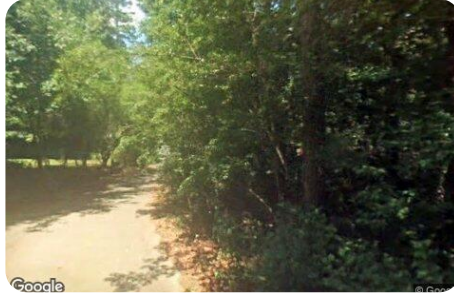


Single Family Residence **RESIDENTIAL**

174 SPRUCE ST

ROSWELL, GA 30075

\$265,341 TopHap Estimate · \$262 / ft² · confidence 98 · as of Jul 14, 2026



1

BEDS

1

BATHS

1,013 ft²

LIVING AREA

0.17 ac

LOT SIZE

1920

YEAR BUILT

1

STORIES

4

ROOMS

VALUATION

\$265K

\$260K low

\$271K high

Last Sale

\$216,200 · May 31, 2022

Est. Owner Equity

\$28,568

Loan-to-Value

96%

TAX & ASSESSMENT

Property Tax	\$2,559 (2025)
Assessed Value	\$79,800
Previous Assessed	\$76,480
Assessor Market Value	\$199,500

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.17
Heating	None
Cooling	None
Pool	No
View	Neighborhood / Spot

CLIMATE RISK

52
FLOOD

15
WILDFIRE

85
HEAT

96
STORM

45
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 27, 2022	Resale	Warranty Deed	\$216,200	\$213	\$190K
Oct 26, 2018	Resale	Grant Deed	\$120,000	\$118	
Oct 26, 2018	Non-arms-length	Grant Deed	\$90,000	\$89	\$90K
Dec 16, 2006	Quitclaim	Quit Claim Transfer	\$3,000	\$3	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Mountain Park Elementary School	Elementary	KG–5	1.0 mi
Roswell High School	High	9–12	2.4 mi
Crabapple Middle School	Middle	6–8	4.2 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	Absentee owner
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