

Single Family Residence **RESIDENTIAL**

254 VALLEY RIDGE DR

ROSWELL, GA 30075

\$501,078 TopHap Estimate · \$304 / ft² · confidence 96 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,649 ft²
LIVING AREA

0.41 ac
LOT SIZE

1960
YEAR BUILT

1
STORIES

7
ROOMS

VALUATION

\$501K

\$480K low

\$522K high

Last Sale

\$405,000 · Oct 22, 2021

Est. Owner Equity

\$177,078

Loan-to-Value

62%

TAX & ASSESSMENT

Property Tax	\$3,545 (2025)
Assessed Value	\$159,560
Previous Assessed	\$143,000
Assessor Market Value	\$398,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	FULTON
Lot (acres)	0.41
Construction	Brick
Heating	Yes
Cooling	Yes
Fireplace	Yes
Garage	Carport (Unspecified)
Pool	No
View	Neighborhood / Spot

Patio · 224 ft²

Porch · 56 ft²

CLIMATE RISK

1

FLOOD

14

WILDFIRE

85

HEAT

95

STORM

45

DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 30, 2024	Quitclaim	Quit Claim Transfer			
Oct 22, 2021	Resale	Warranty Deed	\$405,000	\$246	\$324K
Jun 1, 2013	Quitclaim	Quit Claim Transfer			
May 15, 2006	Resale	Deed	\$225,000	\$136	\$180K
May 15, 2006	Quitclaim	Quit Claim Transfer			\$23K
May 15, 2006	Resale	Grant Deed	\$225,000	\$136	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roswell North Elementary School	Elementary	PK–5	2.3 mi
Crabapple Middle School	Middle	6–8	2.5 mi
Roswell High School	High	9–12	4.1 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 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
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