

Single Family Residence **RESIDENTIAL**

445 BELLFLOWER CT

ROSWELL, GA 30076

\$692,378 TopHap Estimate · \$271 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,552 ft²

LIVING AREA

0.38 ac

LOT SIZE

1981

YEAR BUILT

2

STORIES

7

ROOMS

VALUATION

\$692K

\$658K low

\$726K high

Last Sale

\$675,000 · May 5, 2025

Est. Owner Equity

\$152,378

Loan-to-Value

78%

TAX & ASSESSMENT

Property Tax	\$5,337 (2025)
Assessed Value	\$204,320
Previous Assessed	\$192,760
Assessor Market Value	\$510,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.38
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Deck

Patio · 280 ft²

CLIMATE RISK

42 FLOOD	11 WILDFIRE	85 HEAT	92 STORM	45 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 25, 2025	Resale	Limited Warranty Deed	\$675,000	\$264	\$540K
Apr 29, 2024	Quitclaim	Quit Claim Transfer			
Apr 29, 2024	Resale	Limited Warranty Deed	\$477,500	\$187	
Apr 10, 2024	Resale	Warranty Deed	\$415,000	\$163	\$419K
Jan 11, 2008	Resale	Deed	\$287,500	\$113	\$273K
Jan 11, 2008	Resale	Grant Deed	\$287,500	\$113	\$273K
Mar 29, 2005	Resale	Deed	\$265,000	\$104	\$225K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
River Eves Elementary School	Elementary	PK–5	0.5 mi
Centennial High School	High	9–12	1.1 mi
Holcomb Bridge Middle School	Middle	6–8	1.4 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 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	Owner occupied
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