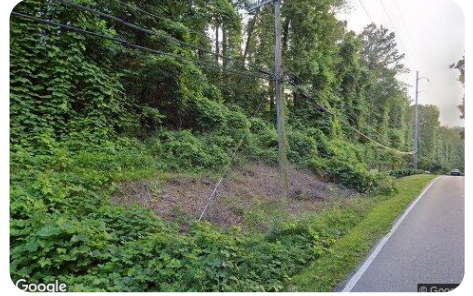


Single Family Residence **RESIDENTIAL**

245 BOULDER DR

ROSWELL, GA 30075

\$949,451 TopHap Estimate · \$238 / ft² · confidence 93 · as of Jul 14, 2026



6

BEDS

5

BATHS

3,987 ft²

LIVING AREA

1.17 ac

LOT SIZE

1989

YEAR BUILT

1

STORIES

9

ROOMS

VALUATION

\$949K

\$881K low

\$1M high

Last Sale

\$630,000 · Aug 19, 2019

Est. Owner Equity

\$619,451

Loan-to-Value

36%

TAX & ASSESSMENT

Property Tax	\$5,428 (2025)
Assessed Value	\$296,360
Previous Assessed	\$211,720
Assessor Market Value	\$740,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	Yes
View	Neighborhood / Spot

Patio · 704 ft²

Porch · 608 ft²

CLIMATE RISK

1 FLOOD	17 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
Aug 19, 2019	Resale	Grant Deed	\$630,000	\$158	\$330K
Jul 8, 2008	Recorded document	Grant Deed			
Feb 6, 2007	Non-arms-length	Trustees Deed	\$335,200	\$84	
May 14, 2007	Resale	Warranty Deed	\$498,000	\$125	\$198K
May 14, 2007	Resale	Grant Deed	\$498,000	\$125	
Feb 6, 2007	Resale	Grant Deed	\$335,200	\$84	\$198K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roswell North Elementary School	Elementary	PK–5	2.4 mi
Crabapple Middle School	Middle	6–8	2.7 mi

Roswell High School	High	9–12	3.6 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
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------