

Single Family Residence

RESIDENTIAL

945 RENAISSANCE WAY

ROSWELL, GA 30076

\$825,186 TopHap Estimate · \$192 / ft² · confidence 95 · as of Jul 14, 2026

4

BEDS

3.5

BATHS

4,289 ft²

LIVING AREA

0.21 ac

LOT SIZE

1994

YEAR BUILT

1

STORIES

8

ROOMS

VALUATION

\$825K

\$781K low

\$870K high

Last Sale

\$505,000 · Dec 19, 2017

Est. Owner Equity

\$525,186

Loan-to-Value

38%

TAX & ASSESSMENT

Property Tax

\$6,016 (2025)

Assessed Value

\$230,320

Previous Assessed

\$251,200

Assessor Market Value

\$575,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.21
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Deck

Patio · 371 ft²

Porch · 42 ft²

CLIMATE RISK

1 FLOOD	9 WILDFIRE	85 HEAT	92 STORM	45 DROUGHT
------------	---------------	------------	-------------	---------------

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 19, 2017	Resale	Grant Deed	\$505,000	\$118	\$300K
Dec 19, 2017	Quitclaim	Quit Claim Transfer			
Mar 2, 2012	Resale	Grant Deed	\$375,000	\$87	\$300K
Jul 30, 2010	Resale	Grant Deed	\$258,900	\$60	
Aug 7, 2007	Non-arms-length	Trustees Deed	\$426,716	\$99	
Aug 7, 2007	Non-arms-length	Grant Deed	\$426,717	\$99	
Apr 4, 2005	Resale	Grant Deed	\$520,000	\$121	\$412K
Oct 18, 2004	Resale	Grant Deed	\$415,000	\$97	\$415K
Oct 18, 2004	Resale	Warranty Deed	\$415,000	\$97	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
River Eves Elementary School	Elementary	PK–5	0.6 mi
Centennial High School	High	9–12	1.0 mi
Holcomb Bridge Middle School	Middle	6–8	1.1 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 30076

54 CRIME INDEX	82 AIR POLLUTION	42,728 POPULATION	\$113K MEDIAN IN-COME	60°F AVG TEMP	61% SUNSHINE
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Absentee owner
-----------	-----------------------