

Single Family Residence **RESIDENTIAL**

5045 ROCKINGHAM DR

ROSWELL, GA 30075

\$863,672 TopHap Estimate · \$209 / ft² · confidence 96 · as of Jul 14, 2026



4
BEDS

3.5
BATHS

4,130 ft²
LIVING AREA

0.41 ac
LOT SIZE

2001
YEAR BUILT

2
STORIES

10
ROOMS

VALUATION

\$864K

\$832K low

\$896K high

Last Sale

\$850,000 · Mar 24, 2026

Est. Owner Equity

\$163,672

Loan-to-Value

82%

TAX & ASSESSMENT

Property Tax	\$5,482 (2025)
Assessed Value	\$368,960
Previous Assessed	\$326,120
Assessor Market Value	\$922,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	FULTON
Lot (acres)	0.41
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Deck Patio · 420 ft² Porch · 363 ft²

CLIMATE RISK

1 FLOOD	13 WILDFIRE	85 HEAT	94 STORM	45 DROUGHT
------------	----------------	------------	-------------	---------------

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 6, 2026	Resale	Warranty Deed	\$850,000	\$206	\$700K
Feb 21, 2018	Resale	Grant Deed	\$510,000	\$123	\$408K
Dec 18, 2013	Quitclaim	Quit Claim Transfer			\$304K
Dec 18, 2013	Resale	Warranty Deed	\$435,000	\$105	
May 30, 2007	Resale	Deed	\$460,000	\$111	\$368K
May 30, 2007	Resale	Grant Deed	\$460,000	\$111	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roswell High School	High	9–12	2.0 mi
Sweet Apple Elementary School	Elementary	PK–5	2.4 mi
Elkins Pointe 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
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

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