

Single Family Residence

RESIDENTIAL

455 SASSAFRAS LN

ROSWELL, GA 30076

\$728,757 TopHap Estimate · \$328 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

2,220 ft²

LIVING AREA

0.26 ac

LOT SIZE

1977

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$729K

\$686K low

\$771K high

Last Sale

\$650,000 · Aug 31, 2022

Est. Owner Equity

\$254,257

Loan-to-Value

69%

TAX & ASSESSMENT

Property Tax	\$4,867 (2025)
Assessed Value	\$212,520
Previous Assessed	\$214,520
Assessor Market Value	\$531,300

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.26
Heating	Yes
Cooling	Yes
Fireplace	Yes
Garage	Garage, Basement
Pool	No
View	Neighborhood / Spot

Deck

Patio · 384 ft²

Porch · 28 ft²

CLIMATE RISK

25
FLOOD

6
WILDFIRE

85
HEAT

92
STORM

45
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 26, 2022	Resale	Warranty Deed	\$650,000	\$293	\$475K
Jun 2, 2016	Resale	Grant Deed	\$375,000	\$169	\$338K
Jul 22, 2011	Resale	Warranty Deed	\$290,000	\$131	\$202K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Holcomb Bridge Middle School	Middle	6–8	0.4 mi
Centennial High School	High	9–12	0.7 mi

River Eves Elementary School	Elementary	PK–5	1.3 mi
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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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