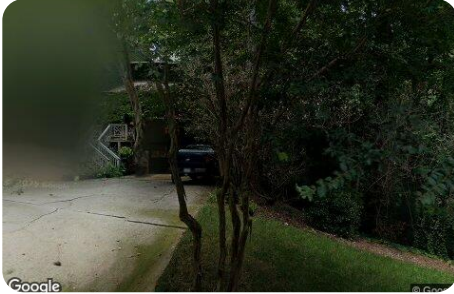


Single Family Residence **RESIDENTIAL**

245 SPRING RIDGE TRCE

ROSWELL, GA 30076

\$494,011 TopHap Estimate · \$269 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

1,836 ft²

LIVING AREA

0.46 ac

LOT SIZE

1984

YEAR BUILT

1

STORIES

8

ROOMS

2

PARKING

VALUATION

\$494K

\$468K low

\$520K high

Last Sale

\$489,000 · Dec 11, 2025

Est. Owner Equity

\$29,461

Loan-to-Value

94%

TAX & ASSESSMENT

Property Tax	\$5,000 (2025)
Assessed Value	\$191,440
Previous Assessed	\$191,440
Assessor Market Value	\$478,600

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bi-Level
County	FULTON
Lot (acres)	0.46
Heating	Yes
Cooling	Yes
Fireplace	Yes
Garage	Garage, Basement
Pool	No
View	Neighborhood / Spot

Deck Patio · 286 ft² Porch · 286 ft²

CLIMATE RISK

72 FLOOD	12 WILDFIRE	85 HEAT	94 STORM	41 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 9, 2025	Resale	Warranty Deed	\$489,000	\$266	\$465K
Sep 24, 2021	Resale	Warranty Deed	\$410,000	\$223	\$390K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Centennial High School	High	9–12	0.8 mi
Northwood Elementary School	Elementary	KG–5	1.2 mi
Haynes Bridge Middle School	Middle	6–8	1.6 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 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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