

Single Family Residence **RESIDENTIAL**

860 SADDLE RIDGE TRCE

ROSWELL, GA 30076

\$735,852 TopHap Estimate · \$234 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

3,146 ft²

LIVING AREA

0.52 ac

LOT SIZE

1985

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$736K

\$690K low

\$782K high

Last Sale

\$255,000 · Feb 27, 2013

Est. Owner Equity

\$431,852

Loan-to-Value

43%

TAX & ASSESSMENT

Property Tax	\$3,101 (2025)
Assessed Value	\$203,640
Previous Assessed	\$210,960
Assessor Market Value	\$509,100

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.52
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Deck

Patio · 294 ft²

CLIMATE RISK

1 FLOOD	9 WILDFIRE	85 HEAT	91 STORM	41 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 27, 2013	Resale	Grant Deed	\$255,000	\$81	\$204K
May 4, 2012	Non-arms-length	Grant Deed	\$134,750	\$43	\$101K
May 3, 2011	Foreclosure sale	Trustees Deed	\$165,681	\$53	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Elkins Pointe Middle School	Middle	6–8	1.0 mi
Sweet Apple Elementary School	Elementary	PK–5	1.2 mi
Milton High School	High	9–12	2.0 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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