

Single Family Residence **RESIDENTIAL**

740 SADDLE RIDGE TRCE

ROSWELL, GA 30076

\$713,688 TopHap Estimate · \$227 / ft² · confidence 75 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

3,144 ft²

LIVING AREA

0.54 ac

LOT SIZE

1982

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$714K

\$535K low

\$892K high

Est. Owner Equity

\$663,688

Loan-to-Value

7%

TAX & ASSESSMENT

Property Tax	\$4,353 (2025)
Assessed Value	\$226,920
Previous Assessed	\$227,360
Assessor Market Value	\$567,300

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.54
Construction	Brick
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Deck

Patio · 360 ft²

Porch · 45 ft²

CLIMATE RISK

1

FLOOD

14

WILDFIRE

85

HEAT

92

STORM

41

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 1, 2025	Quitclaim	Quit Claim Transfer			
Sep 30, 2015	Quitclaim	Quit Claim Transfer			
Oct 3, 2014	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sweet Apple Elementary School	Elementary	PK–5	0.9 mi
Elkins Pointe Middle School	Middle	6–8	1.2 mi

Milton High School	High	9–12	1.9 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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