

Single Family Residence **RESIDENTIAL**

445 ROSWELL HILLS PL

ROSWELL, GA 30075

\$692,949 TopHap Estimate · \$373 / ft² · confidence 93 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,859 ft²
LIVING AREA

0.33 ac
LOT SIZE

1985
YEAR BUILT

1
STORIES

5
ROOMS

2
PARKING

VALUATION

\$693K

\$644K low

\$742K high

Last Sale

\$299,000 · Nov 19, 2015

Est. Owner Equity

\$472,049

Loan-to-Value

32%

TAX & ASSESSMENT

Property Tax	\$2,774 (2025)
Assessed Value	\$156,120
Previous Assessed	\$192,880
Assessor Market Value	\$390,300

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	FULTON
Lot (acres)	0.33
Heating	Yes
Cooling	Yes
Fireplace	Yes
Garage	Garage, Basement
Pool	No
View	Neighborhood / Spot

Patio · 451 ft²

Porch · 45 ft²

CLIMATE RISK

10
FLOOD

4
WILDFIRE

85
HEAT

95
STORM

45
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 19, 2015	Resale	Grant Deed	\$299,000	\$161	\$239K
May 10, 2011	Quitclaim	Quit Claim Transfer			
May 10, 2011	Resale	Warranty Deed	\$200,000	\$108	\$195K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roswell North Elementary School	Elementary	PK–5	0.8 mi
Crabapple Middle School	Middle	6–8	1.0 mi

Roswell High School	High	9–12	2.7 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 30075

28 CRIME INDEX	83 AIR POLLUTION	58,252 POPULATION	\$152K 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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