

Single Family Residence **RESIDENTIAL**

760 SADDLE RIDGE TRCE

ROSWELL, GA 30076

\$1,092,839 TopHap Estimate · \$458 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

2,386 ft²

LIVING AREA

0.54 ac

LOT SIZE

1985

YEAR BUILT

1

STORIES

10

ROOMS

VALUATION

\$1.1M

\$1M low

\$1.2M high

Est. Owner Equity

\$366,839

Loan-to-Value

64%

TAX & ASSESSMENT

Property Tax	\$9,509 (2025)
Assessed Value	\$364,080
Previous Assessed	\$264,280
Assessor Market Value	\$910,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	FULTON
Lot (acres)	0.54
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	Yes
View	Neighborhood / Spot

Patio · 1,024 ft²

Porch · 940 ft²

CLIMATE RISK

25 FLOOD	12 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
Apr 14, 2025	Quitclaim	Quit Claim Transfer			
Nov 20, 2023	Resale	Warranty Deed	\$1,109,000	\$465	\$726K
Sep 3, 2014	Quitclaim	Quit Claim Transfer	\$220,000	\$92	
Dec 7, 2010	Foreclosure sale	Trustees Deed	\$167,720	\$70	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sweet Apple Elementary School	Elementary	PK–5	1.0 mi
Elkins Pointe Middle School	Middle	6–8	1.1 mi
Milton High School	High	9–12	1.9 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
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
-----------	-----------------------