

Single Family Residence **RESIDENTIAL**

265 SADDLE CREEK DR

ROSWELL, GA 30076

\$1,086,252 TopHap Estimate · \$277 / ft² · confidence 95 · as of Jul 14, 2026



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6

BEDS

6.5

BATHS

3,919 ft²

LIVING AREA

0.54 ac

LOT SIZE

1987

YEAR BUILT

1

STORIES

11

ROOMS

VALUATION

\$1.1M

\$1M low

\$1.1M high

Last Sale

\$480,000 · May 18, 2016

Est. Owner Equity

\$706,252

Loan-to-Value

36%

TAX & ASSESSMENT

Property Tax	\$5,261 (2025)
Assessed Value	\$297,400
Previous Assessed	\$288,800
Assessor Market Value	\$743,500

PROPERTY FACTS

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

Patio · 455 ft²

Porch · 18 ft²

CLIMATE RISK

1

FLOOD

8

WILDFIRE

85

HEAT

91

STORM

41

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 18, 2016	Resale	Grant Deed	\$480,000	\$122	\$380K
Aug 20, 2015	Non-arms-length	Grant Deed	\$330,000	\$84	\$231K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Elkins Pointe Middle School	Middle	6–8	0.8 mi
Sweet Apple Elementary School	Elementary	PK–5	1.2 mi
Milton High School	High	9–12	2.1 mi

District: Fulton County School District



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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