

Single Family Residence **RESIDENTIAL**

# 645 WEXFORD HOLLOW RUN

ROSWELL, GA 30075

**\$840,636** TopHap Estimate · \$224 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**4**

BEDS

**3.5**

BATHS

**3,756 ft<sup>2</sup>**

LIVING AREA

**0.42 ac**

LOT SIZE

**1988**

YEAR BUILT

**1**

STORIES

**9**

ROOMS

## VALUATION

**\$841K**

\$798K low

\$884K high

Est. Owner Equity

**\$840,636**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,250 (2025) |
| Assessed Value        | \$287,120      |
| Previous Assessed     | \$280,440      |
| Assessor Market Value | \$717,800      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Conventional            |
| County        | FULTON                  |
| Lot (acres)   | 0.42                    |
| Construction  | Brick                   |
| Heating       | Yes                     |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Pool          | No                      |
| View          | Neighborhood / Spot     |

Deck    Patio · 600 ft²    Porch · 576 ft²

## CLIMATE RISK

**1**  
FLOOD

**11**  
WILDFIRE

**85**  
HEAT

**94**  
STORM

**45**  
DROUGHT

Scores 0–100; higher = greater projected risk.

## ASSIGNED SCHOOLS

| SCHOOL                        | LEVEL      | GRADES | DISTANCE |
|-------------------------------|------------|--------|----------|
| Sweet Apple Elementary School | Elementary | PK–5   | 0.9 mi   |
| Roswell High School           | High       | 9–12   | 1.0 mi   |
| Elkins Pointe Middle School   | Middle     | 6–8    | 2.7 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 30075

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>28</b><br>CRIME INDEX | <b>83</b><br>AIR POLLUTION | <b>58,252</b><br>POPULATION | <b>\$152K</b><br>MEDIAN IN-COME | <b>60°F</b><br>AVG TEMP | <b>61%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|