

Single Family Residence **RESIDENTIAL**

## 230 CHAFFIN RIDGE TRCE

ROSWELL, GA 30075

**\$659,750** TopHap Estimate · \$302 / ft<sup>2</sup> · confidence 90 · as of Jun 23, 2026



**4**

BEDS

**2.5**

BATHS

**2,187 ft<sup>2</sup>**

LIVING AREA

**0.74 ac**

LOT SIZE

**1982**

YEAR BUILT

**2**

STORIES

**9**

ROOMS

### VALUATION

**\$660K**

\$594K low

\$726K high

Last Sale

**\$242,500 · Feb 12, 2016**

Est. Owner Equity

**\$465,750**

Loan-to-Value

**29%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,121 (2025) |
| Assessed Value        | \$196,080      |
| Previous Assessed     | \$167,360      |
| Assessor Market Value | \$490,200      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Conventional            |
| County        | FULTON                  |
| Lot (acres)   | 0.74                    |
| Heating       | Yes                     |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Pool          | No                      |
| View          | Neighborhood / Spot     |

Deck    Patio · 120 ft²    Porch · 506 ft²

## CLIMATE RISK

|             |                |            |             |               |
|-------------|----------------|------------|-------------|---------------|
| 44<br>FLOOD | 16<br>WILDFIRE | 85<br>HEAT | 94<br>STORM | 41<br>DROUGHT |
|-------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|---------------------|-----------|--------|--------|
| Jul 31, 2014 | Resale    | Grant Deed          | \$242,500 | \$111  | \$194K |
| Apr 23, 2013 | Quitclaim | Quit Claim Transfer |           |        | \$134K |
| Feb 16, 2011 | Resale    | Warranty Deed       | \$60,000  | \$27   |        |
| Feb 16, 2011 | Resale    | Warranty Deed       | \$83,000  | \$38   |        |

## ASSIGNED SCHOOLS

| SCHOOL                        | LEVEL      | GRADES | DISTANCE |
|-------------------------------|------------|--------|----------|
| Roswell High School           | High       | 9–12   | 0.4 mi   |
| Sweet Apple Elementary School | Elementary | PK–5   | 0.9 mi   |
| Elkins Pointe Middle School   | Middle     | 6–8    | 2.2 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>Absentee owner</b> |
|-----------|-----------------------|