

Single Family Residence **RESIDENTIAL**

1865 LEDIEU RD

ROSWELL, GA 30075

\$641,905 TopHap Estimate · \$184 / ft² · confidence 85 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

3,494 ft²

LIVING AREA

0.81 ac

LOT SIZE

1979

YEAR BUILT

1

STORIES

7

ROOMS

VALUATION

\$642K

\$549K low

\$735K high

Last Sale

\$619,000 · Oct 9, 2025

Est. Owner Equity

\$140,515

Loan-to-Value

79%

TAX & ASSESSMENT

Property Tax	\$3,540 (2025)
Assessed Value	\$147,040
Previous Assessed	\$168,840
Assessor Market Value	\$367,600

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	FULTON
Lot (acres)	0.81
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Deck

Patio · 527 ft²

CLIMATE RISK

48

FLOOD

7

WILDFIRE

85

HEAT

96

STORM

45

DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 8, 2025	Resale	Warranty Deed	\$619,000	\$177	\$501K
Oct 8, 2019	Resale	Grant Deed	\$384,000	\$110	\$307K
May 31, 2019	Resale	Grant Deed	\$370,000	\$106	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Mountain Park Elementary School	Elementary	KG–5	0.7 mi
Roswell High School	High	9–12	2.1 mi
Crabapple Middle School	Middle	6–8	3.8 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

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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