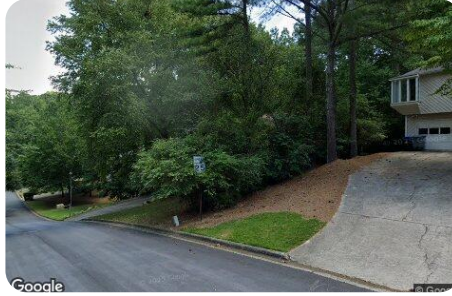


Single Family Residence **RESIDENTIAL**

260 SPRING RIDGE TRCE

ROSWELL, GA 30076

\$569,962 TopHap Estimate · \$250 / ft² · confidence 91 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,284 ft²

LIVING AREA

0.31 ac

LOT SIZE

1984

YEAR BUILT

1

STORIES

8

ROOMS

2

PARKING

VALUATION

\$570K

\$521K low

\$619K high

Last Sale

\$30,000 · Jul 10, 2015

Est. Owner Equity

\$164,962

Loan-to-Value

73%

TAX & ASSESSMENT

Property Tax	\$2,889 (2025)
Assessed Value	\$180,080
Previous Assessed	\$188,640
Assessor Market Value	\$450,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bi-Level
County	FULTON
Lot (acres)	0.31
Heating	Yes
Cooling	Yes
Fireplace	Yes
Garage	Garage, Basement
Pool	No
View	Neighborhood / Spot

Deck

Patio · 380 ft²

CLIMATE RISK

1

FLOOD

12

WILDFIRE

85

HEAT

94

STORM

41

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 29, 2012	Resale	Grant Deed	\$10,000	\$4	\$171K
Mar 6, 2012	Recorded document	Grant Deed			
Mar 6, 2012	Foreclosure sale	Trustees Deed	\$196,582	\$86	
May 3, 2005	Resale	Warranty Deed	\$222,500	\$97	\$200K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Centennial High School	High	9–12	0.8 mi
Northwood Elementary School	Elementary	KG–5	1.2 mi
Haynes Bridge Middle School	Middle	6–8	1.6 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	Owner occupied
-----------	----------------