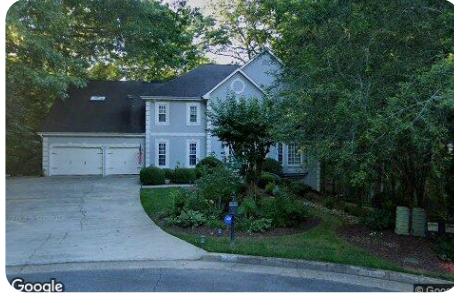


Single Family Residence **RESIDENTIAL**

745 WINTERWIND WAY

ROSWELL, GA 30075

\$848,936 TopHap Estimate · \$231 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

3,682 ft²

LIVING AREA

0.48 ac

LOT SIZE

1987

YEAR BUILT

1

STORIES

9

ROOMS

VALUATION

\$849K

\$792K low

\$906K high

Last Sale

\$840,000 · Apr 30, 2026

Est. Owner Equity

\$219,846

TAX & ASSESSMENT

Property Tax	\$5,326 (2025)
Assessed Value	\$328,640
Previous Assessed	\$243,720
Assessor Market Value	\$821,600

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.48
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Deck Patio · 346 ft² Porch · 28 ft²

CLIMATE RISK

25
FLOOD

6
WILDFIRE

85
HEAT

96
STORM

45
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 29, 2026	Resale	Limited Warranty Deed	\$840,000	\$228	\$629K
Dec 2, 2015	Resale	Grant Deed	\$444,000	\$121	\$444K
Dec 4, 2015	Quitclaim	Quit Claim Transfer			
Feb 16, 2005	Resale	Deed	\$381,000	\$103	\$305K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Mountain Park Elementary School	Elementary	KG–5	0.4 mi
Roswell High School	High	9–12	1.8 mi
Crabapple Middle School	Middle	6–8	3.4 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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