

Single Family Residence **RESIDENTIAL**

640 SADDLE RIDGE TRCE

ROSWELL, GA 30076

\$879,214 TopHap Estimate · \$375 / ft² · confidence 90 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,344 ft²

LIVING AREA

0.48 ac

LOT SIZE

1982

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$879K

\$792K low

\$966K high

Last Sale

\$875,000 · May 22, 2025

Est. Owner Equity

\$279,214

Loan-to-Value

68%

TAX & ASSESSMENT

Property Tax	\$4,918 (2025)
Assessed Value	\$188,280
Previous Assessed	\$188,600
Assessor Market Value	\$470,700

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 · 216 ft²

Porch · 50 ft²

CLIMATE RISK

61 FLOOD	11 WILDFIRE	85 HEAT	92 STORM	41 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 14, 2025	Resale	Warranty Deed	\$875,000	\$373	\$600K
Dec 27, 2018	Quitclaim	Quit Claim Transfer			
Dec 27, 2018	Resale	Grant Deed	\$385,000	\$164	\$308K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sweet Apple Elementary School	Elementary	PK–5	0.8 mi
Elkins Pointe Middle School	Middle	6–8	1.2 mi
Milton High School	High	9–12	2.1 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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