

Single Family Residence **RESIDENTIAL**

770 SADDLE RIDGE TRCE

ROSWELL, GA 30076

\$885,232 TopHap Estimate · \$370 / ft² · confidence 87 · as of Jul 14, 2026



7

BEDS

4.5

BATHS

2,392 ft²

LIVING AREA

0.54 ac

LOT SIZE

1986

YEAR BUILT

1

STORIES

12

ROOMS

VALUATION

\$885K

\$770K low

\$1M high

Last Sale

\$916,000 · Feb 13, 2024

Est. Owner Equity

\$152,432

Loan-to-Value

81%

TAX & ASSESSMENT

Property Tax	\$8,226 (2025)
Assessed Value	\$326,440
Previous Assessed	\$195,160
Assessor Market Value	\$816,100

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	FULTON
Lot (acres)	0.54
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Deck

Patio · 380 ft²

Porch · 120 ft²

CLIMATE RISK

39 FLOOD	13 WILDFIRE	85 HEAT	92 STORM	45 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 13, 2024	Resale	Warranty Deed	\$916,000	\$383	\$733K
Jun 16, 2023	Resale	Warranty Deed	\$600,000	\$251	
Jun 27, 2018	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sweet Apple Elementary School	Elementary	PK–5	1.0 mi
Elkins Pointe Middle School	Middle	6–8	1.1 mi
Milton High School	High	9–12	1.9 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



Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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