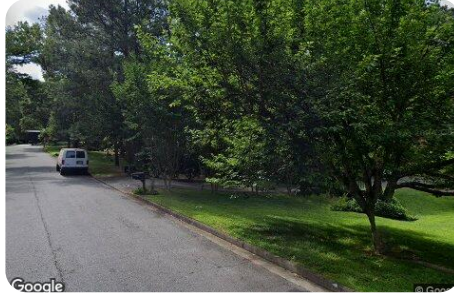


Single Family Residence **RESIDENTIAL**

245 CHAFFIN RIDGE TRCE

ROSWELL, GA 30075

\$698,716 TopHap Estimate · \$407 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

1,716 ft²

LIVING AREA

0.7 ac

LOT SIZE

1978

YEAR BUILT

1

STORIES

8

ROOMS

2

PARKING

VALUATION

\$699K

\$643K low

\$755K high

Est. Owner Equity

\$111,795

Loan-to-Value

84%

TAX & ASSESSMENT

Property Tax	\$2,504 (2025)
Assessed Value	\$166,160
Previous Assessed	\$172,760
Assessor Market Value	\$415,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	FULTON
Lot (acres)	0.70
Heating	Yes
Cooling	Yes
Fireplace	Yes
Garage	Garage, Basement
Pool	No
View	Neighborhood / Spot

Patio · 704 ft²

CLIMATE RISK

37
FLOOD

16
WILDFIRE

85
HEAT

92
STORM

45
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 15, 2026	Financing	Warranty Deed			
Apr 6, 2018	Resale	Grant Deed	\$350,000	\$204	\$344K
Aug 27, 2014	Resale	Grant Deed	\$287,000	\$167	\$273K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roswell High School	High	9–12	0.4 mi
Sweet Apple Elementary School	Elementary	PK–5	0.9 mi

Elkins Pointe Middle School	Middle	6–8	2.2 mi
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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	Absentee owner
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