

Single Family Residence **RESIDENTIAL**

745 BIRCH RIDGE DR

ROSWELL, GA 30076

\$569,964 TopHap Estimate · \$246 / ft² · confidence 91 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,317 ft²

LIVING AREA

0.43 ac

LOT SIZE

1990

YEAR BUILT

2

STORIES

7

ROOMS

VALUATION

\$570K

\$517K low

\$622K high

Est. Owner Equity

\$0

Loan-to-Value

131%

TAX & ASSESSMENT

Property Tax	\$517 (2025)
Assessed Value	\$134,560
Previous Assessed	\$159,040
Assessor Market Value	\$336,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.43
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Deck Patio · 168 ft² Porch · 40 ft²

CLIMATE RISK

35
FLOOD

3
WILDFIRE

85
HEAT

91
STORM

45
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 8, 2022	Financing	Warranty Deed			\$342K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hembree Springs Elementary School	Elementary	PK–5	1.0 mi
Northwestern Middle School	Middle	6–8	1.8 mi
Milton High School	High	9–12	2.0 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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