

Single Family Residence **RESIDENTIAL**

765 BIRCH RIDGE DR

ROSWELL, GA 30076

\$594,754 TopHap Estimate · \$249 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,386 ft²

LIVING AREA

0.49 ac

LOT SIZE

1989

YEAR BUILT

2

STORIES

7

ROOMS

VALUATION

\$595K

\$546K low

\$644K high

Est. Owner Equity

\$543,036

Loan-to-Value

9%

TAX & ASSESSMENT

Property Tax	\$531 (2025)
Assessed Value	\$139,240
Previous Assessed	\$161,520
Assessor Market Value	\$348,100

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.49
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Deck

Patio · 252 ft²

Porch · 32 ft²

CLIMATE RISK

32

FLOOD

10

WILDFIRE

85

HEAT

91

STORM

45

DROUGHT

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

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hembree Springs Elementary School	Elementary	PK–5	0.9 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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