

Single Family Residence **RESIDENTIAL**

780 BIRCH RIDGE DR

ROSWELL, GA 30076

\$619,927 TopHap Estimate · \$261 / ft² · confidence 85 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,378 ft²

LIVING AREA

0.36 ac

LOT SIZE

1989

YEAR BUILT

2

STORIES

9

ROOMS

VALUATION

\$620K

\$528K low

\$711K high

Last Sale

\$625,000 · Mar 10, 2025

Est. Owner Equity

\$294,927

Loan-to-Value

52%

TAX & ASSESSMENT

Property Tax	\$525 (2025)
Assessed Value	\$137,600
Previous Assessed	\$160,200
Assessor Market Value	\$344,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.36
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Deck

Patio · 414 ft²

Porch · 32 ft²

CLIMATE RISK

26

FLOOD

10

WILDFIRE

85

HEAT

91

STORM

45

DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 7, 2025	Resale	Warranty Deed	\$625,000	\$263	\$325K
Aug 26, 2020	Quitclaim	Quit Claim Transfer			
Jul 1, 2009	Quitclaim	Quit Claim Transfer			\$174K
Aug 8, 2006	Quitclaim	Quit Claim Transfer			
Jul 24, 2006	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hembree Springs Elementary School	Elementary	PK–5	1.0 mi
Northwestern Middle School	Middle	6–8	1.7 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

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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