

Single Family Residence **RESIDENTIAL**

770 BIRCH RIDGE DR

ROSWELL, GA 30076

\$547,186 TopHap Estimate · \$243 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,248 ft²

LIVING AREA

0.36 ac

LOT SIZE

1989

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$547K

\$517K low

\$578K high

Est. Owner Equity

\$10,186

Loan-to-Value

98%

TAX & ASSESSMENT

Property Tax	\$508 (2025)
Assessed Value	\$127,680
Previous Assessed	\$148,160
Assessor Market Value	\$319,200

PROPERTY FACTS

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

Patio · 192 ft²

Porch · 32 ft²

CLIMATE RISK

1
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
Oct 6, 2025	Quitclaim	Quit Claim Transfer			
Feb 8, 2021	Financing	Warranty Deed			
Aug 7, 2019	Resale	Grant Deed	\$360,500	\$160	\$288K

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
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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 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	Absentee owner
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