

Single Family Residence

RESIDENTIAL

740 BIRCH RIDGE DR

ROSWELL, GA 30076

\$616,631 TopHap Estimate · \$261 / ft² · confidence 86 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,363 ft²

LIVING AREA

0.35 ac

LOT SIZE

1990

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$617K

\$529K low

\$704K high

Last Sale

\$191,500 · Sep 1, 1999

Est. Owner Equity

\$2,631

Loan-to-Value

99%

TAX & ASSESSMENT

Property Tax	\$78 (2025)
Assessed Value	\$133,800
Previous Assessed	\$158,520
Assessor Market Value	\$334,500

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.35
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Deck Patio · 168 ft² Porch · 32 ft²

CLIMATE RISK

1
FLOOD

10
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
Mar 5, 2019	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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