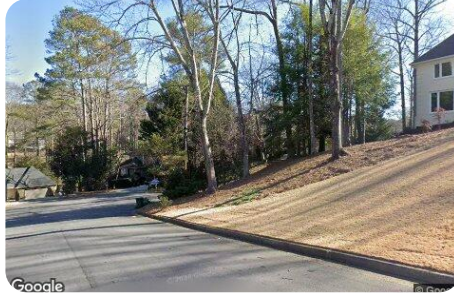


Single Family Residence **RESIDENTIAL**

10305 CRESCENT RIDGE DR

ROSWELL, GA 30076

\$839,299 TopHap Estimate · \$246 / ft² · confidence 91 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

3,406 ft²

LIVING AREA

0.35 ac

LOT SIZE

1985

YEAR BUILT

2

STORIES

9

ROOMS

VALUATION

\$839K

\$762K low

\$917K high

Last Sale

\$435,000 · Jun 6, 2013

Est. Owner Equity

\$491,299

Loan-to-Value

42%

TAX & ASSESSMENT

Property Tax	\$4,522 (2025)
Assessed Value	\$258,560
Previous Assessed	\$272,080
Assessor Market Value	\$646,400

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 · 1,364 ft²

Porch · 236 ft²

CLIMATE RISK

1

FLOOD

16

WILDFIRE

85

HEAT

94

STORM

41

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 6, 2013	Resale	Warranty Deed	\$435,000	\$128	\$348K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Haynes Bridge Middle School	Middle	6–8	0.6 mi
Northwood Elementary School	Elementary	KG–5	1.4 mi
Centennial High School	High	9–12	1.8 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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