

Single Family Residence **RESIDENTIAL**

450 ROSWELL HILLS PL

ROSWELL, GA 30075

\$565,367 TopHap Estimate · \$317 / ft² · confidence 93 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,782 ft²
LIVING AREA

0.33 ac
LOT SIZE

1986
YEAR BUILT

1
STORIES

6
ROOMS

2
PARKING

VALUATION

\$565K

\$523K low

\$608K high

Est. Owner Equity

\$382,212

Loan-to-Value

32%

TAX & ASSESSMENT

Property Tax	\$571 (2025)
Assessed Value	\$140,480
Previous Assessed	\$175,320
Assessor Market Value	\$351,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	FULTON
Lot (acres)	0.33
Heating	Yes
Cooling	Yes
Fireplace	Yes
Garage	Garage, Basement
Pool	No
View	Neighborhood / Spot

Deck Patio · 340 ft²

CLIMATE RISK

25
FLOOD

6
WILDFIRE

85
HEAT

95
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
Dec 18, 2023	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roswell North Elementary School	Elementary	PK–5	0.8 mi
Crabapple Middle School	Middle	6–8	1.0 mi
Roswell High School	High	9–12	2.7 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 30075

28 CRIME INDEX	83 AIR POLLUTION	58,252 POPULATION	\$152K 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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