

Single Family Residence **RESIDENTIAL**

296 VALLEY RIDGE DR

ROSWELL, GA 30075

\$709,122 TopHap Estimate · \$436 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

3

BATHS

1,625 ft²

LIVING AREA

1.15 ac

LOT SIZE

1965

YEAR BUILT

1

STORIES

10

ROOMS

VALUATION

\$709K

\$656K low

\$763K high

Est. Owner Equity

\$505,426

Loan-to-Value

32%

TAX & ASSESSMENT

Property Tax	\$5,446 (2025)
Assessed Value	\$220,000
Previous Assessed	\$238,160
Assessor Market Value	\$550,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	FULTON
Construction	Brick
Heating	Yes
Cooling	Yes
Fireplace	Yes
Garage	Carport (Unspecified)
Pool	No
View	Neighborhood / Spot

Deck

Patio · 72 ft²

Porch · 391 ft²

CLIMATE RISK

1

FLOOD

14

WILDFIRE

85

HEAT

95

STORM

41

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 9, 2024	Quitclaim	Quit Claim Transfer			
Oct 26, 2007	Quitclaim	Quit Claim Transfer			
Aug 28, 2007	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roswell North Elementary School	Elementary	PK–5	2.2 mi
Crabapple Middle School	Middle	6–8	2.3 mi

Roswell High School	High	9–12	4.0 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 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	Owner occupied
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