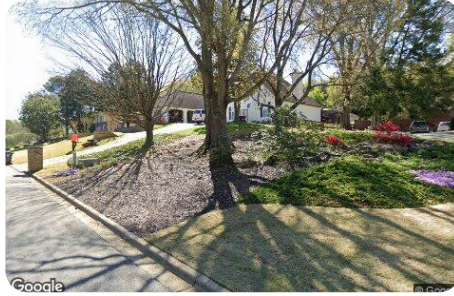
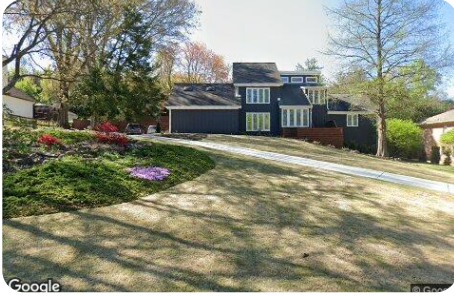


Single Family Residence **RESIDENTIAL**

745 SADDLE RIDGE TRCE

ROSWELL, GA 30076

\$907,384 TopHap Estimate · \$280 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

3,238 ft²

LIVING AREA

0.67 ac

LOT SIZE

1982

YEAR BUILT

2

STORIES

7

ROOMS

VALUATION

\$907K

\$854K low

\$960K high

Last Sale

\$791,000 · Mar 15, 2022

Est. Owner Equity

\$907,384

TAX & ASSESSMENT

Property Tax	\$7,640 (2025)
Assessed Value	\$292,520
Previous Assessed	\$246,080
Assessor Market Value	\$731,300

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.67
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	Yes
View	Neighborhood / Spot

Patio · 921 ft²

Porch · 280 ft²

CLIMATE RISK

1

FLOOD

12

WILDFIRE

85

HEAT

92

STORM

41

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 15, 2022	Resale	Warranty Deed	\$791,000	\$244	
Sep 15, 2017	Resale	Grant Deed	\$315,000	\$97	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sweet Apple Elementary School	Elementary	PK–5	1.0 mi
Elkins Pointe Middle School	Middle	6–8	1.1 mi
Milton High School	High	9–12	2.0 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
--------------------------------------	--	---	---	-------------------------------------	------------------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------