

Single Family Residence **RESIDENTIAL**

2045 BUSHY RUN

ROSWELL, GA 30075

\$644,503 TopHap Estimate · \$246 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,616 ft²

LIVING AREA

0.88 ac

LOT SIZE

1976

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$645K

\$615K low

\$674K high

Last Sale

\$405,000 · Sep 19, 2019

Est. Owner Equity

\$263,003

Loan-to-Value

56%

TAX & ASSESSMENT

Property Tax	\$3,957 (2025)
Assessed Value	\$205,160
Previous Assessed	\$190,560
Assessor Market Value	\$512,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.88
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Deck

Patio · 288 ft²

Porch · 32 ft²

CLIMATE RISK

1

FLOOD

17

WILDFIRE

85

HEAT

95

STORM

45

DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 19, 2019	Resale	Warranty Deed	\$405,000	\$155	\$386K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roswell North Elementary School	Elementary	PK–5	2.0 mi
Crabapple Middle School	Middle	6–8	2.3 mi
Roswell High School	High	9–12	3.1 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	Owner occupied
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