

Single Family Residence **RESIDENTIAL**

445 CREEKSIDE CT

ROSWELL, GA 30076

\$506,189 TopHap Estimate · \$251 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,016 ft²

LIVING AREA

0.42 ac

LOT SIZE

1981

YEAR BUILT

1

STORIES

7

ROOMS

VALUATION

\$506K

\$477K low

\$535K high

Last Sale

\$169,900 · Apr 6, 2004

Est. Owner Equity

\$336,389

Loan-to-Value

34%

TAX & ASSESSMENT

Assessed Value	\$152,160
Previous Assessed	\$179,160
Assessor Market Value	\$380,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Fulton
Lot (acres)	0.42
Construction	Wood Frame
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Pool	No

Patio · 276 ft²

CLIMATE RISK

71
FLOOD

5
WILDFIRE

85
HEAT

94
STORM

41
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 26, 2004	Resale	Warranty Deed	\$169,900	\$84	\$136K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hillside Elementary School	Elementary	PK–5	0.6 mi
Centennial High School	High	9–12	1.0 mi
Haynes Bridge Middle School	Middle	6–8	2.1 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 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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