

Single Family Residence **RESIDENTIAL**

445 SPRING RIDGE TRCE

ROSWELL, GA 30076

\$703,537 TopHap Estimate · \$206 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

3,418 ft²

LIVING AREA

0.65 ac

LOT SIZE

1983

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$704K

\$672K low

\$735K high

Est. Owner Equity

\$583,387

Loan-to-Value

17%

TAX & ASSESSMENT

Property Tax	\$2,947 (2025)
Assessed Value	\$192,880
Previous Assessed	\$202,640
Assessor Market Value	\$482,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.65
Heating	Yes
Cooling	Yes
Fireplace	Yes
Garage	Garage, Basement
Pool	No
View	Neighborhood / Spot

Patio · 244 ft²

Porch · 32 ft²

CLIMATE RISK

74
FLOOD

11
WILDFIRE

85
HEAT

94
STORM

41
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 23, 2004	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Centennial High School	High	9–12	0.8 mi
Northwood Elementary School	Elementary	KG–5	1.1 mi
Haynes Bridge Middle School	Middle	6–8	1.6 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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