

Single Family Residence

RESIDENTIAL

760 BIRCH RIDGE DR

ROSWELL, GA 30076

\$693,270

TopHap Estimate · \$273 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,536 ft²

LIVING AREA

0.37 ac

LOT SIZE

1990

YEAR BUILT

2

STORIES

7

ROOMS

VALUATION

\$693K

\$668K low

\$718K high

Last Sale

\$595,500 · Feb 26, 2021

Est. Owner Equity

\$273,270

Loan-to-Value

61%

TAX & ASSESSMENT

Property Tax	\$873 (2025)
Assessed Value	\$191,720
Previous Assessed	\$218,800
Assessor Market Value	\$479,300

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.37
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Deck

Patio · 240 ft²

CLIMATE RISK

1

FLOOD

3

WILDFIRE

85

HEAT

91

STORM

45

DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 26, 2021	Resale	Warranty Deed	\$595,500	\$235	\$420K
Jul 11, 2018	Resale	Grant Deed	\$530,000	\$209	\$451K
Apr 30, 2013	Resale	Warranty Deed	\$285,000	\$112	\$257K
Mar 6, 2012	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hembree Springs Elementary School	Elementary	PK–5	1.0 mi
Northwestern Middle School	Middle	6–8	1.7 mi
Milton High School	High	9–12	1.9 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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