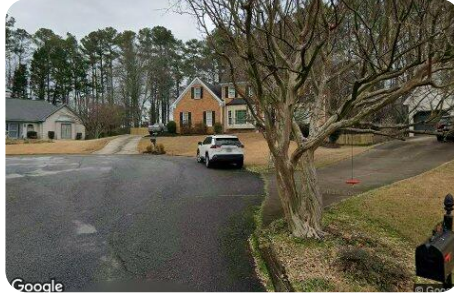


Single Family Residence **RESIDENTIAL**

345 WATERCRESS DR

ROSWELL, GA 30076

\$753,358 TopHap Estimate · \$245 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

3,078 ft²

LIVING AREA

0.37 ac

LOT SIZE

1984

YEAR BUILT

2

STORIES

9

ROOMS

VALUATION

\$753K

\$705K low

\$801K high

Last Sale

\$514,000 · Sep 30, 2019

Est. Owner Equity

\$319,858

Loan-to-Value

57%

TAX & ASSESSMENT

Property Tax	\$5,266 (2025)
Assessed Value	\$232,080
Previous Assessed	\$246,440
Assessor Market Value	\$580,200

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

Patio · 168 ft²

Porch · 236 ft²

CLIMATE RISK

1

FLOOD

13

WILDFIRE

85

HEAT

92

STORM

41

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 30, 2019	Resale	Grant Deed	\$514,000	\$167	\$437K
Aug 24, 2018	Resale	Warranty Deed	\$495,000	\$161	\$435K
Aug 27, 2010	Resale	Grant Deed	\$330,000	\$107	
Dec 27, 2007	Resale	Deed	\$399,000	\$130	\$399K
Dec 27, 2007	Resale	Grant Deed	\$399,000	\$130	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Holcomb Bridge Middle School	Middle	6–8	0.2 mi
Centennial High School	High	9–12	0.8 mi
River Eves Elementary School	Elementary	PK–5	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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