

Single Family Residence **RESIDENTIAL**

445 LONGLEAF DR

ROSWELL, GA 30075

\$610,000 TopHap Estimate · \$307 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

1,988 ft²

LIVING AREA

0.85 ac

LOT SIZE

1993

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$610K

\$566K low

\$654K high

Last Sale

\$239,000 · Dec 28, 2007

Est. Owner Equity

\$435,000

Loan-to-Value

29%

TAX & ASSESSMENT

Property Tax	\$2,880 (2025)
Assessed Value	\$171,920
Previous Assessed	\$190,880
Assessor Market Value	\$429,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	FULTON
Lot (acres)	0.85
Construction	Brick
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Deck Patio · 180 ft² Porch · 30 ft²

CLIMATE RISK

64
FLOOD

16
WILDFIRE

85
HEAT

95
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
Dec 14, 2007	Resale	Warranty Deed	\$239,000	\$120	\$180K
Dec 14, 2007	Resale	Grant Deed	\$239,000	\$120	\$180K
May 19, 2006	Resale	Grant Deed	\$229,000	\$115	\$183K
Mar 7, 2006	Non-arms-length	Trustees Deed	\$161,000	\$81	
Jan 1, 2004	Quitclaim	Quit Claim Transfer			\$40K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roswell North Elementary School	Elementary	PK–5	1.6 mi
Crabapple Middle School	Middle	6–8	1.8 mi
Roswell High School	High	9–12	3.3 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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