

Single Family Residence **RESIDENTIAL**

# 445 CASCADE RISE CT SW

ATLANTA, GA 30331

**\$441,326** TopHap Estimate · \$146 / ft<sup>2</sup> · confidence 92 · as of Jul 14, 2026



**4**

BEDS

**3.5**

BATHS

**3,020 ft<sup>2</sup>**

LIVING AREA

**0.29 ac**

LOT SIZE

**1997**

YEAR BUILT

**2**

STORIES

**9**

ROOMS

## VALUATION

**\$441K**

\$404K low

\$479K high

Last Sale

**\$150,800 · Nov 14, 1997**

Est. Owner Equity

**\$181,416**

Loan-to-Value

**61%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,531 (2025) |
| Assessed Value        | \$156,040      |
| Previous Assessed     | \$157,760      |
| Assessor Market Value | \$390,100      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Colonial                |
| County        | FULTON                  |
| Lot (acres)   | 0.29                    |
| Heating       | Yes                     |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Pool          | No                      |
| View          | Neighborhood / Spot     |

Patio · 100 ft²

Porch · 18 ft²

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 13<br>WILDFIRE | 86<br>HEAT | 90<br>STORM | 31<br>DROUGHT |
|------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                | PRICE | \$/FT² | LOAN   |
|--------------|-------------------|---------------------|-------|--------|--------|
| Sep 16, 2019 | Recorded document | Correction Deed     |       |        |        |
| Dec 27, 2018 | Quitclaim         | Quit Claim Transfer |       |        |        |
| Sep 15, 2008 | Quitclaim         | Quit Claim Transfer |       |        | \$233K |

## ASSIGNED SCHOOLS

| SCHOOL                        | LEVEL      | GRADES | DISTANCE |
|-------------------------------|------------|--------|----------|
| A. Philip Randolph Elementary | Elementary | PK–5   | 1.4 mi   |
| Sandtown Middle School        | Middle     | 6–8    | 1.8 mi   |
| Westlake High School          | High       | 9–12   | 2.6 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 30331

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>94</b><br>CRIME INDEX | <b>81</b><br>AIR POLLUTION | <b>59,108</b><br>POPULATION | <b>\$74K</b><br>MEDIAN IN-COME | <b>61°F</b><br>AVG TEMP | <b>61%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|