

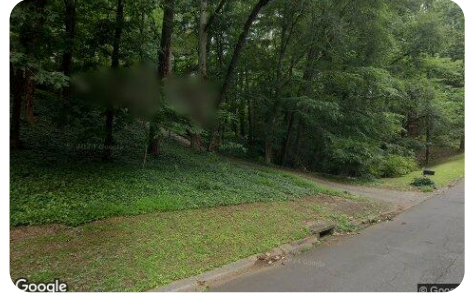
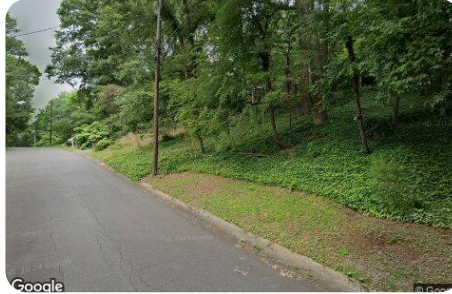
Residential - Vacant Land

RESIDENTIAL

274 VALLEY RIDGE DR

ROSWELL, GA 30075

\$427,932 TopHap Estimate · \$295 / ft² · confidence 88 · as of Jul 14, 2026



5

BEDS

2

BATHS

1,450 ft²

LIVING AREA

0.43 ac

LOT SIZE

1965

YEAR BUILT

1

STORIES

7

ROOMS

VALUATION

\$428K

\$377K low

\$479K high

Last Sale

\$45,000 · Mar 13, 2014

Est. Owner Equity

\$381,075

Loan-to-Value

11%

TAX & ASSESSMENT

Property Tax	\$2,106 (2025)
Assessed Value	\$80,640
Previous Assessed	\$56,080
Assessor Market Value	\$201,600

PROPERTY FACTS

Property Type	Residential - Vacant Land
Style	Split Level
County	FULTON
Lot (acres)	0.43
Heating	Yes
Cooling	Central
Garage	Carport (Unspecified)
Pool	No
View	Neighborhood / Spot

CLIMATE RISK

1 FLOOD	14 WILDFIRE	85 HEAT	95 STORM	41 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 13, 2014	Resale	Warranty Deed	\$45,000	\$31	\$47K
Nov 8, 2012	Quitclaim	Quit Claim Transfer			
Apr 5, 2011	Resale	Warranty Deed	\$48,900	\$34	\$49K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roswell North Elementary School	Elementary	PK–5	2.3 mi
Crabapple Middle School	Middle	6–8	2.4 mi
Roswell High School	High	9–12	4.1 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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