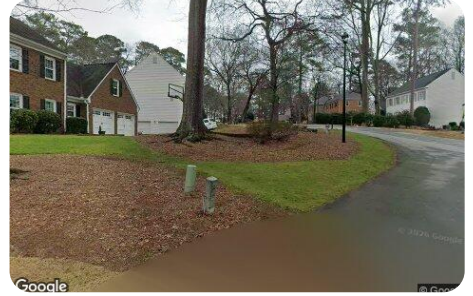


Single Family Residence **RESIDENTIAL**

445 SASSAFRAS LN

ROSWELL, GA 30076

\$720,465 TopHap Estimate · \$254 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

2,838 ft²

LIVING AREA

0.36 ac

LOT SIZE

1977

YEAR BUILT

2

STORIES

10

ROOMS

VALUATION

\$720K

\$678K low

\$763K high

Last Sale

\$435,000 · Jun 18, 2008

Est. Owner Equity

\$325,740

Loan-to-Value

56%

TAX & ASSESSMENT

Property Tax	\$6,023 (2025)
Assessed Value	\$230,600
Previous Assessed	\$239,360
Assessor Market Value	\$576,500

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.36
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Deck Patio · 158 ft² Porch · 188 ft²

CLIMATE RISK

25 FLOOD	6 WILDFIRE	85 HEAT	92 STORM	45 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 8, 2018	Resale	Grant Deed	\$415,500	\$146	\$395K
Dec 27, 2010	Quitclaim	Quit Claim Transfer			\$337K
Feb 26, 2010	Quitclaim	Quit Claim Transfer			
Jun 2, 2008	Resale	Grant Deed	\$435,000	\$153	
Feb 24, 2005	Resale	Grant Deed	\$375,000	\$132	\$274K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Holcomb Bridge Middle School	Middle	6–8	0.4 mi
Centennial High School	High	9–12	0.7 mi
River Eves Elementary School	Elementary	PK–5	1.3 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 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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