

Single Family Residence

**RESIDENTIAL**

# 445 SHERINGHAM CT

ROSWELL, GA 30076

**\$492,964** TopHap Estimate · \$259 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**4**

BEDS

**2.5**

BATHS

**1,900 ft<sup>2</sup>**

LIVING AREA

**0.31 ac**

LOT SIZE

**1983**

YEAR BUILT

**2**

STORIES

**7**

ROOMS

## VALUATION

**\$493K**

\$463K low

\$522K high

Last Sale

**\$260,500 · May 9, 2017**

Est. Owner Equity

**\$302,964**

Loan-to-Value

**40%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,060 (2025) |
| Assessed Value        | \$158,400      |
| Previous Assessed     | \$161,480      |
| Assessor Market Value | \$396,000      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Colonial                |
| County        | FULTON                  |
| Lot (acres)   | 0.31                    |
| Heating       | Yes                     |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Pool          | No                      |
| View          | Neighborhood / Spot     |

Patio · 280 ft²

Porch · 160 ft²

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 13<br>WILDFIRE | 85<br>HEAT | 94<br>STORM | 41<br>DROUGHT |
|------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-------------------|---------------------|-----------|--------|--------|
| May 9, 2017  | Resale            | Grant Deed          | \$260,500 | \$137  | \$208K |
| May 9, 2017  | Quitclaim         | Quit Claim Transfer | \$260,500 | \$137  |        |
| Apr 10, 2008 | Recorded document | Warranty Deed       |           |        |        |
| Apr 10, 2008 | Financing         | Warranty Deed       |           |        | \$134K |
| Apr 10, 2008 | Financing         | Grant Deed          |           |        | \$134K |
| Apr 10, 2008 | Recorded document | Grant Deed          |           |        |        |
| Sep 30, 2007 | Recorded document | Warranty Deed       |           |        |        |
| Sep 30, 2007 | Recorded document | Grant Deed          |           |        |        |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Northwood Elementary School | Elementary | KG–5   | 0.8 mi   |
| Haynes Bridge Middle School | Middle     | 6–8    | 0.9 mi   |
| Centennial High School      | High       | 9–12   | 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>54</b><br>CRIME INDEX | <b>82</b><br>AIR POLLUTION | <b>42,728</b><br>POPULATION | <b>\$113K</b><br>MEDIAN IN-COME | <b>60°F</b><br>AVG TEMP | <b>61%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|