

Single Family Residence **RESIDENTIAL**

263 VALLEY RIDGE DR

ROSWELL, GA 30075

\$550,753 TopHap Estimate · \$386 / ft² · confidence 90 · as of Jul 14, 2026



4

BEDS

3

BATHS

1,427 ft²

LIVING AREA

0.44 ac

LOT SIZE

1962

YEAR BUILT

1

STORIES

7

ROOMS

VALUATION

\$551K

\$495K low

\$606K high

Last Sale

\$511,791 · Dec 28, 2023

Est. Owner Equity

\$166,910

Loan-to-Value

68%

TAX & ASSESSMENT

Property Tax	\$5,926 (2025)
Assessed Value	\$226,880
Previous Assessed	\$142,720
Assessor Market Value	\$567,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	FULTON
Lot (acres)	0.44
Heating	Yes
Cooling	Yes
Fireplace	Yes
Garage	Carport (Unspecified)
Pool	No
View	Neighborhood / Spot

Patio · 736 ft²

Porch · 140 ft²

CLIMATE RISK

69
FLOOD

14
WILDFIRE

85
HEAT

95
STORM

45
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 20, 2023	Resale	Warranty Deed	\$511,791	\$359	\$384K

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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