

Single Family Residence **RESIDENTIAL**

4045 DECLARATION DR

ROSWELL, GA 30076

\$904,688 TopHap Estimate · \$279 / ft² · confidence 95 · as of Jul 14, 2026



5
BEDS

3.5
BATHS

3,244 ft²
LIVING AREA

2,975 ft²
LOT SIZE

2016
YEAR BUILT

2
STORIES

11
ROOMS

VALUATION

\$905K

\$861K low

\$948K high

Last Sale

\$625,000 · Dec 29, 2017

Est. Owner Equity

\$329,292

Loan-to-Value

63%

TAX & ASSESSMENT

Property Tax	\$8,518 (2025)
Assessed Value	\$344,200
Previous Assessed	\$313,000
Assessor Market Value	\$860,500

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.07
Heating	Yes
Cooling	Yes
Garage	Garage, Basement
Pool	No
View	Neighborhood / Spot

Patio · 642 ft²

Porch · 440 ft²

CLIMATE RISK

42

FLOOD

15

WILDFIRE

85

HEAT

94

STORM

45

DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 29, 2017	Resale	Grant Deed	\$625,100	\$193	\$500K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hillside Elementary School	Elementary	PK–5	0.2 mi
Centennial High School	High	9–12	0.4 mi
Haynes Bridge Middle School	Middle	6–8	2.4 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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