

Single Family Residence **RESIDENTIAL**

6045 RICHWOOD CIR

ROSWELL, GA 30076

\$753,042 TopHap Estimate · \$281 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

3.5

BATHS

2,684 ft²

LIVING AREA

1,494 ft²

LOT SIZE

2016

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$753K

\$717K low

\$789K high

Last Sale

\$559,479 · Jun 28, 2017

Est. Owner Equity

\$247,125

Loan-to-Value

65%

TAX & ASSESSMENT

Property Tax	\$7,363 (2025)
Assessed Value	\$281,920
Previous Assessed	\$254,160
Assessor Market Value	\$704,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.03
Heating	Yes
Cooling	Yes
Fireplace	Yes
Garage	Garage, Basement
Pool	No
View	Neighborhood / Spot

Porch · 332 ft²

CLIMATE RISK

11
FLOOD

12
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
Jun 28, 2017	Resale	Warranty Deed	\$559,500	\$208	\$531K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hillside Elementary School	Elementary	PK–5	0.3 mi
Centennial High School	High	9–12	0.5 mi
Haynes Bridge Middle School	Middle	6–8	2.5 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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