

Condominium

RESIDENTIAL

2245 ORCHARD PL

ROSWELL, GA 30076

\$455,477 TopHap Estimate · \$337 / ft² · confidence 95 · as of Jul 14, 2026



2

BEDS

2

BATHS

1,350 ft²

LIVING AREA

1,350 ft²

LOT SIZE

2000

YEAR BUILT

1

STORIES

5

ROOMS

VALUATION

\$455K

\$433K low

\$477K high

Last Sale

\$386,000 · Sep 30, 2022

Est. Owner Equity

\$455,477

TAX & ASSESSMENT

Property Tax	\$1,325 (2025)
Assessed Value	\$182,160
Previous Assessed	\$150,160
Assessor Market Value	\$455,400

PROPERTY FACTS

Property Type	Condominium
Style	Townhouse
County	FULTON
Lot (acres)	0.03
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Porch · 440 ft²

CLIMATE RISK

1 FLOOD	3 WILDFIRE	85 HEAT	92 STORM	45 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 30, 2022	Resale	Warranty Deed	\$386,000	\$286	
Sep 28, 2017	Resale	Grant Deed	\$252,000	\$187	
Feb 20, 2007	Resale	Warranty Deed	\$235,000	\$174	
Feb 20, 2007	Resale	Grant Deed	\$235,000	\$174	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sweet Apple Elementary School	Elementary	PK–5	0.5 mi
Elkins Pointe Middle School	Middle	6–8	1.7 mi
Milton High School	High	9–12	2.0 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



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

OWNERSHIP

