

Single Family Residence **RESIDENTIAL**

725 SADDLE RIDGE TRCE

ROSWELL, GA 30076

\$805,476 TopHap Estimate · \$252 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

3,200 ft²

LIVING AREA

0.55 ac

LOT SIZE

1982

YEAR BUILT

2

STORIES

7

ROOMS

VALUATION

\$805K

\$746K low

\$865K high

Last Sale

\$375,500 · Aug 23, 2006

Est. Owner Equity

\$515,476

Loan-to-Value

36%

TAX & ASSESSMENT

Property Tax	\$4,503 (2025)
Assessed Value	\$280,680
Previous Assessed	\$218,360
Assessor Market Value	\$701,700

PROPERTY FACTS

Property Type	Single Family Residence
Style	Modern
County	FULTON
Lot (acres)	0.55
Construction	Brick
Heating	Yes
Cooling	Yes
Fireplace	Yes
Garage	Garage, Detached
Pool	No
View	Neighborhood / Spot

Patio · 1,010 ft²

Porch · 220 ft²

CLIMATE RISK

1

FLOOD

10

WILDFIRE

85

HEAT

92

STORM

41

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 14, 2006	Resale	Deed	\$375,500	\$117	\$225K
Jul 14, 2006	Resale	Grant Deed	\$375,500	\$117	\$225K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sweet Apple Elementary School	Elementary	PK–5	0.9 mi
Elkins Pointe Middle School	Middle	6–8	1.1 mi

Milton High School	High	9–12	2.0 mi
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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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