

Single Family Residence **RESIDENTIAL**

# 354 WESTSIDE DR

ROSWELL, GA 30075

**\$491,404** TopHap Estimate · \$365 / ft² · confidence 93 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,347 ft²**

LIVING AREA

**0.43 ac**

LOT SIZE

**1960**

YEAR BUILT

**1**

STORIES

**6**

ROOMS

## VALUATION

**\$491K**

\$457K low

\$526K high

Last Sale

**\$163,000 · Feb 18, 2005**

Est. Owner Equity

**\$383,404**

Loan-to-Value

**21%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,199 (2025) |
| Assessed Value        | \$144,960      |
| Previous Assessed     | \$126,960      |
| Assessor Market Value | \$362,400      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Ranch                   |
| County        | FULTON                  |
| Lot (acres)   | 0.43                    |
| Heating       | Yes                     |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Garage        | Carport (Unspecified)   |
| Pool          | No                      |
| View          | Neighborhood / Spot     |

Patio · 52 ft²

Porch · 24 ft²

## CLIMATE RISK

**1**  
FLOOD

**15**  
WILDFIRE

**85**  
HEAT

**95**  
STORM

**41**  
DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|--------|---------------|-----------|--------|--------|
| Feb 11, 2005 | Resale | Warranty Deed | \$163,000 | \$121  | \$130K |

## ASSIGNED SCHOOLS

| SCHOOL                          | LEVEL      | GRADES | DISTANCE |
|---------------------------------|------------|--------|----------|
| Roswell North Elementary School | Elementary | PK–5   | 2.0 mi   |
| Crabapple Middle School         | Middle     | 6–8    | 2.2 mi   |
| Roswell High School             | High       | 9–12   | 3.9 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>28</b><br>CRIME INDEX | <b>83</b><br>AIR POLLUTION | <b>58,252</b><br>POPULATION | <b>\$152K</b><br>MEDIAN IN-COME | <b>60°F</b><br>AVG TEMP | <b>61%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|