

Single Family Residence **RESIDENTIAL**

4045 CONNOLLY CT

ROSWELL, GA 30075

\$1,267,205 TopHap Estimate · \$296 / ft² · confidence 94 · as of Jul 14, 2026

4

BEDS

3.5

BATHS

4,288 ft²

LIVING AREA

0.18 ac

LOT SIZE

2022

YEAR BUILT

2

STORIES

VALUATION

\$1.3M

\$1.2M low

\$1.3M high

Last Sale

\$1,100,310 · Dec 20, 2022

Est. Owner Equity

\$1,267,205

TAX & ASSESSMENT

Property Tax	\$8,421 (2025)
Assessed Value	\$435,320
Previous Assessed	\$321,160
Assessor Market Value	\$1,088,300

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.18
Heating	Yes
Cooling	Yes
Pool	No
View	Neighborhood / Spot

CLIMATE RISK

1 FLOOD	18 WILDFIRE	85 HEAT	95 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
Jan 14, 2026	Quitclaim	Quit Claim Transfer			
Dec 19, 2022	Resale	Warranty Deed	\$1,100,310	\$257	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roswell North Elementary School	Elementary	PK–5	2.5 mi
Crabapple Middle School	Middle	6–8	2.8 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

28 CRIME INDEX	83 AIR POLLUTION	58,252 POPULATION	\$152K 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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