

Single Family Residence **RESIDENTIAL**

705 BIRCH RIDGE DR

ROSWELL, GA 30076

\$425,000 TopHap Estimate · \$255 / ft² · confidence 90 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,668 ft²
LIVING AREA

0.37 ac
LOT SIZE

1990
YEAR BUILT

1
STORIES

6
ROOMS

VALUATION

\$425K

\$384K low

\$466K high

Est. Owner Equity

\$425,000

TAX & ASSESSMENT

Property Tax	\$328 (2025)
Assessed Value	\$126,400
Previous Assessed	\$149,320
Assessor Market Value	\$316,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.37
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Deck

Patio · 256 ft²

CLIMATE RISK

1

FLOOD

4

WILDFIRE

85

HEAT

91

STORM

45

DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 8, 2024	Financing	Limited Warranty Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hembree Springs Elementary School	Elementary	PK–5	1.0 mi
Northwestern Middle School	Middle	6–8	1.8 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

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	Absentee owner
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