

Single Family Residence **RESIDENTIAL**

450 ROSWELL FARMS RD

ROSWELL, GA 30075

\$477,863 TopHap Estimate · \$249 / ft² · confidence 93 · as of Jul 14, 2026



4
BEDS

2.5
BATHS

1,920 ft²
LIVING AREA

0.28 ac
LOT SIZE

1983
YEAR BUILT

2
STORIES

7
ROOMS

VALUATION

\$478K

\$446K low

\$509K high

Last Sale

\$482,150 · Sep 3, 2025

Est. Owner Equity

\$140,358

Loan-to-Value

60%

TAX & ASSESSMENT

Property Tax	\$4,092 (2025)
Assessed Value	\$156,680
Previous Assessed	\$158,600
Assessor Market Value	\$391,700

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.28
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Porch · 256 ft²

CLIMATE RISK

1 FLOOD	5 WILDFIRE	85 HEAT	95 STORM	41 DROUGHT
------------	---------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 24, 2025	Resale	Warranty Deed	\$482,150	\$251	\$338K
Aug 26, 2025	Quitclaim	Quit Claim Transfer			
Jun 24, 2008	Resale	Grant Deed	\$126,538	\$66	
Apr 2, 2007	Recorded document	Trustees Deed			
Apr 2, 2007	Recorded document	Grant Deed			
Apr 27, 2005	Resale	Deed	\$175,000	\$91	\$158K
Apr 12, 2004	Resale	Grant Deed	\$155,000	\$81	
Jan 18, 1995	Quitclaim	Quit Claim Transfer			
Apr 12, 2004	Resale	Grant Deed	\$10,000	\$5	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roswell North Elementary School	Elementary	PK–5	1.3 mi
Crabapple Middle School	Middle	6–8	1.4 mi
Roswell High School	High	9–12	3.1 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
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Absentee owner
-----------	----------------