

Single Family Residence **RESIDENTIAL**

780 SADDLE RIDGE TRCE

ROSWELL, GA 30076

\$644,711 TopHap Estimate · \$249 / ft² · confidence 97 · as of Jul 14, 2026



4
BEDS

2.5
BATHS

2,588 ft²
LIVING AREA

0.54 ac
LOT SIZE

1984
YEAR BUILT

2
STORIES

10
ROOMS

VALUATION

\$645K

\$627K low

\$663K high

Last Sale

\$270,000 · Jun 30, 2000

Est. Owner Equity

\$0

Loan-to-Value

180%

TAX & ASSESSMENT

Property Tax	\$3,783 (2025)
Assessed Value	\$202,560
Previous Assessed	\$207,680
Assessor Market Value	\$506,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.54
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	Yes
View	Neighborhood / Spot

Deck

Patio · 732 ft²

CLIMATE RISK

39 FLOOD	13 WILDFIRE	85 HEAT	92 STORM	45 DROUGHT
-------------	----------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 24, 2006	Quitclaim	Quit Claim Transfer			\$270K
Mar 24, 2006	Quitclaim	Quit Claim Transfer			
Mar 24, 2006	Quitclaim	Quit Claim Transfer			
Mar 24, 2006	Quitclaim	Quit Claim Transfer			
Aug 28, 2003	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sweet Apple Elementary School	Elementary	PK–5	1.0 mi
Elkins Pointe Middle School	Middle	6–8	1.1 mi
Milton High School	High	9–12	1.9 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 30076

54 CRIME INDEX	82 AIR POLLUTION	42,728 POPULATION	\$113K MEDIAN IN-COME	60°F AVG TEMP	61% SUNSHINE
-------------------	---------------------	----------------------	--------------------------	------------------	-----------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------