

Condominium

RESIDENTIAL

4445 ORCHARD TRCE

ROSWELL, GA 30076

\$481,977 TopHap Estimate · \$357 / ft² · confidence 96 · as of Jul 14, 2026



2

BEDS

2

BATHS

1,350 ft²

LIVING AREA

1,350 ft²

LOT SIZE

1999

YEAR BUILT

1

STORIES

5

ROOMS

VALUATION

\$482K

\$461K low

\$503K high

Est. Owner Equity

\$481,977

TAX & ASSESSMENT

Property Tax	\$2,136 (2025)
Assessed Value	\$179,080
Previous Assessed	\$148,440
Assessor Market Value	\$447,700

PROPERTY FACTS

Property Type	Condominium
Style	Condo/Apartment
County	FULTON
Lot (acres)	0.03
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

CLIMATE RISK

13 FLOOD	3 WILDFIRE	85 HEAT	92 STORM	45 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 4, 2025	Financing	Warranty Deed			
Aug 31, 2022	Financing	Limited Warranty Deed			\$270K
May 12, 2014	Recorded document	Affidavit Of Death			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sweet Apple Elementary School	Elementary	PK–5	0.5 mi
Elkins Pointe 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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