

Single Family Residence **RESIDENTIAL**

735 BIRCH RIDGE DR

ROSWELL, GA 30076

\$593,351 TopHap Estimate · \$231 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,570 ft²

LIVING AREA

0.33 ac

LOT SIZE

1989

YEAR BUILT

2

STORIES

6

ROOMS

VALUATION

\$593K

\$564K low

\$623K high

Last Sale

\$350,000 · Feb 16, 2018

Est. Owner Equity

\$323,351

Loan-to-Value

46%

TAX & ASSESSMENT

Property Tax	\$577 (2025)
Assessed Value	\$188,000
Previous Assessed	\$202,120
Assessor Market Value	\$470,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.33
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Deck

Patio · 48 ft²

Porch · 228 ft²

CLIMATE RISK

35

FLOOD

3

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
Feb 16, 2018	Resale	Grant Deed	\$350,000	\$136	\$270K

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
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

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