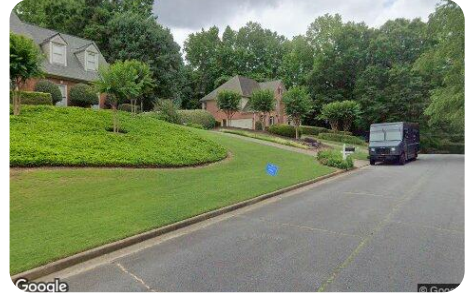


Single Family Residence **RESIDENTIAL**

745 CHARLESTON DR

ROSWELL, GA 30075

\$911,606 TopHap Estimate · \$267 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

3,419 ft²

LIVING AREA

0.78 ac

LOT SIZE

1994

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$912K

\$854K low

\$969K high

Last Sale

\$475,000 · Aug 6, 2009

Est. Owner Equity

\$616,606

Loan-to-Value

32%

TAX & ASSESSMENT

Property Tax	\$5,360 (2025)
Assessed Value	\$342,480
Previous Assessed	\$250,880
Assessor Market Value	\$856,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.78
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	Yes
View	Neighborhood / Spot

Deck

Patio · 216 ft²

Porch · 540 ft²

CLIMATE RISK

65

FLOOD

9

WILDFIRE

85

HEAT

95

STORM

45

DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 31, 2009	Resale	Grant Deed	\$475,000	\$139	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Crabapple Middle School	Middle	6–8	1.3 mi
Roswell High School	High	9–12	2.0 mi
Mountain Park Elementary School	Elementary	KG–5	2.7 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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