

Single Family Residence **RESIDENTIAL**

274 VALLEY RIDGE DR

ROSWELL, GA 30075

\$486,792 TopHap Estimate · \$336 / ft² · confidence 87 · as of Jul 14, 2026



5

BEDS

2

BATHS

1,450 ft²

LIVING AREA

0.44 ac

LOT SIZE

1965

YEAR BUILT

1

STORIES

7

ROOMS

VALUATION

\$487K

\$422K low

\$552K high

Last Sale

\$325,000 · Mar 13, 2014

Est. Owner Equity

\$226,792

Loan-to-Value

52%

TAX & ASSESSMENT

Property Tax	\$4,326 (2025)
Assessed Value	\$165,640
Previous Assessed	\$140,840
Assessor Market Value	\$414,100

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	FULTON
Lot (acres)	0.44
Heating	Yes
Cooling	Yes
Fireplace	Yes
Garage	Carport (Unspecified)
Pool	No
View	Neighborhood / Spot

Patio · 230 ft²

Porch · 208 ft²

CLIMATE RISK

45
FLOOD

14
WILDFIRE

85
HEAT

95
STORM

41
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 13, 2014	Resale	Grant Deed	\$325,000	\$224	\$260K
Nov 8, 2012	Quitclaim	Quit Claim Transfer			
Apr 5, 2011	Resale	Warranty Deed	\$275,000	\$190	\$220K
Sep 17, 2009	Non-arms-length	Grant Deed	\$265,566	\$183	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roswell North Elementary School	Elementary	PK–5	2.2 mi
Crabapple Middle School	Middle	6–8	2.4 mi
Roswell High School	High	9–12	4.1 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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