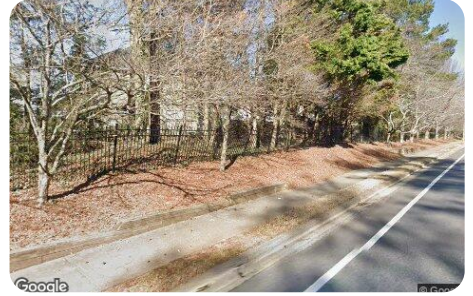
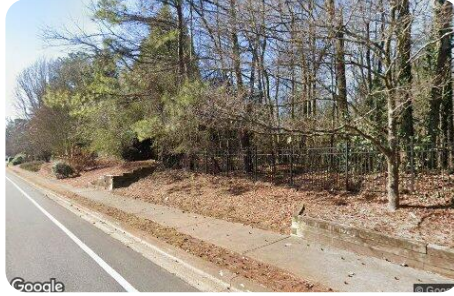


Single Family Residence **RESIDENTIAL**

1045 OLDE ROSWELL GRV

ROSWELL, GA 30075

\$665,647 TopHap Estimate · \$315 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,116 ft²

LIVING AREA

0.21 ac

LOT SIZE

1996

YEAR BUILT

2

STORIES

10

ROOMS

VALUATION

\$666K

\$616K low

\$715K high

Est. Owner Equity

\$367,475

Loan-to-Value

46%

TAX & ASSESSMENT

Property Tax	\$5,782 (2025)
Assessed Value	\$240,000
Previous Assessed	\$247,120
Assessor Market Value	\$600,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.21
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Patio · 120 ft²

Porch · 529 ft²

CLIMATE RISK

1 FLOOD	3 WILDFIRE	85 HEAT	94 STORM	45 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 10, 2022	Financing	Warranty Deed			\$298K
Mar 18, 2016	Quitclaim	Quit Claim Transfer			
Mar 18, 2016	Resale	Grant Deed	\$335,000	\$158	\$255K
Apr 27, 2006	Quitclaim	Quit Claim Transfer			
Apr 27, 2006	Resale	Deed	\$275,000	\$130	\$220K
Dec 6, 2005	Non-arms-length	Trustees Deed	\$250,263	\$118	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Crabapple Middle School	Middle	6–8	0.2 mi
Roswell North Elementary School	Elementary	PK–5	0.5 mi
Roswell High School	High	9–12	1.7 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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