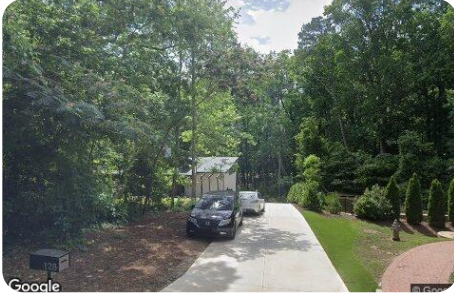


Single Family Residence **RESIDENTIAL**

345 ROSWELL HILLS CT

ROSWELL, GA 30075

\$622,911 TopHap Estimate · \$329 / ft² · confidence 98 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,894 ft²
LIVING AREA

0.48 ac
LOT SIZE

1984
YEAR BUILT

1
STORIES

5
ROOMS

2
PARKING

VALUATION

\$623K

\$609K low

\$637K high

Last Sale

\$245,000 · May 31, 2005

Est. Owner Equity

\$271,164

Loan-to-Value

55%

TAX & ASSESSMENT

Property Tax	\$2,839 (2025)
Assessed Value	\$161,400
Previous Assessed	\$193,400
Assessor Market Value	\$403,500

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	FULTON
Lot (acres)	0.48
Heating	Yes
Cooling	Yes
Fireplace	Yes
Garage	Garage, Basement
Pool	No
View	Neighborhood / Spot

Patio · 732 ft²

Porch · 45 ft²

CLIMATE RISK

36

FLOOD

14

WILDFIRE

85

HEAT

95

STORM

45

DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 4, 2005	Resale	Deed	\$245,000	\$129	\$61K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roswell North Elementary School	Elementary	PK–5	0.9 mi
Crabapple Middle School	Middle	6–8	1.1 mi
Roswell High School	High	9–12	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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