

Single Family Residence **RESIDENTIAL**

445 ROSWELL FARMS RD

ROSWELL, GA 30075

\$473,979 TopHap Estimate · \$366 / ft² · confidence 95 · as of Jul 14, 2026



3
BEDS

2.5
BATHS

1,296 ft²
LIVING AREA

0.32 ac
LOT SIZE

1981
YEAR BUILT

1
STORIES

6
ROOMS

2
PARKING

VALUATION

\$474K

\$453K low

\$495K high

Last Sale

\$190,700 · May 6, 2008

Est. Owner Equity

\$248,979

Loan-to-Value

49%

TAX & ASSESSMENT

Property Tax	\$3,851 (2025)
Assessed Value	\$147,440
Previous Assessed	\$145,880
Assessor Market Value	\$368,600

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bi-Level
County	FULTON
Lot (acres)	0.32
Heating	Yes
Cooling	Yes
Fireplace	Yes
Garage	Garage, Basement
Pool	No
View	Neighborhood / Spot

Deck Patio · 120 ft² Porch · 12 ft²

CLIMATE RISK

1 FLOOD	15 WILDFIRE	85 HEAT	95 STORM	41 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 17, 2019	Quitclaim	Quit Claim Transfer			\$225K
Apr 28, 2008	Resale	Grant Deed	\$190,700	\$147	\$188K
Apr 28, 2008	Resale	Grant Deed	\$190,700	\$147	
Sep 4, 2007	Non-arms-length	Trustees Deed	\$165,775	\$128	
Sep 4, 2007	Non-arms-length	Grant Deed	\$165,775	\$128	
May 13, 2005	Resale	Deed	\$175,000	\$135	\$158K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roswell North Elementary School	Elementary	PK–5	1.3 mi
Crabapple Middle School	Middle	6–8	1.4 mi
Roswell High School	High	9–12	3.1 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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