

Single Family Residence **RESIDENTIAL**

450 SHERINGHAM TER

ROSWELL, GA 30076

\$521,397 TopHap Estimate · \$296 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

1,762 ft²

LIVING AREA

0.57 ac

LOT SIZE

1984

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$521K

\$492K low

\$551K high

Last Sale

\$264,995 · Aug 30, 2017

Est. Owner Equity

\$264,352

Loan-to-Value

50%

TAX & ASSESSMENT

Property Tax	\$4,422 (2025)
Assessed Value	\$169,320
Previous Assessed	\$172,640
Assessor Market Value	\$423,300

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	FULTON
Lot (acres)	0.57
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Deck Patio · 192 ft² Porch · 200 ft²

CLIMATE RISK

52
FLOOD

13
WILDFIRE

85
HEAT

94
STORM

45
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 30, 2017	Resale	Grant Deed	\$265,000	\$150	\$257K
May 3, 2011	Resale	Warranty Deed	\$165,000	\$94	\$150K
Jan 21, 2011	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Haynes Bridge Middle School	Middle	6–8	0.8 mi
Northwood Elementary School	Elementary	KG–5	0.8 mi
Centennial High School	High	9–12	1.9 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 30076

54 CRIME INDEX	82 AIR POLLUTION	42,728 POPULATION	\$113K 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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