

Single Family Residence **RESIDENTIAL**

1945 LEDIEU RD

ROSWELL, GA 30075

\$426,681 TopHap Estimate · \$202 / ft² · confidence 85 · as of Jul 14, 2026



2

BEDS

1

BATHS

2,115 ft²

LIVING AREA

1.24 ac

LOT SIZE

1987

YEAR BUILT

1

STORIES

5

ROOMS

VALUATION

\$427K

\$364K low

\$489K high

Last Sale

\$414,900 · Dec 2, 2025

Est. Owner Equity

\$53,271

Loan-to-Value

88%

TAX & ASSESSMENT

Property Tax	\$3,665 (2025)
Assessed Value	\$140,320
Previous Assessed	\$151,920
Assessor Market Value	\$350,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	FULTON
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Deck Patio · 300 ft² Porch · 219 ft²

CLIMATE RISK

56 FLOOD	9 WILDFIRE	85 HEAT	96 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
Dec 1, 2025	Resale	Warranty Deed	\$414,900	\$196	\$373K
Feb 8, 2018	Recorded document	Grant Deed			
Apr 10, 2014	Financing	Grant Deed			\$514M
Mar 5, 2013	Resale	Trustees Deed	\$180,001	\$85	
Jul 7, 2004	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Mountain Park Elementary School	Elementary	KG–5	0.8 mi
Roswell High School	High	9–12	2.2 mi
Crabapple Middle School	Middle	6–8	3.9 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 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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