

Single Family Residence **RESIDENTIAL**

# 545 BOULDER WAY

ROSWELL, GA 30075

**\$984,685** TopHap Estimate · \$236 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**4**

BEDS

**4.5**

BATHS

**4,170 ft<sup>2</sup>**

LIVING AREA

**0.56 ac**

LOT SIZE

**2001**

YEAR BUILT

**2**

STORIES

**10**

ROOMS

## VALUATION

**\$985K**

**\$913K low**

**\$1.1M high**

Last Sale

**\$365,000 · Jun 20, 2001**

Est. Owner Equity

**\$614,185**

Loan-to-Value

**39%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$6,081 (2025) |
| Assessed Value        | \$294,000      |
| Previous Assessed     | \$204,040      |
| Assessor Market Value | \$735,000      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Conventional            |
| County        | FULTON                  |
| Lot (acres)   | 0.56                    |
| Construction  | Brick                   |
| Heating       | Yes                     |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Pool          | No                      |
| View          | Neighborhood / Spot     |

Patio · 468 ft²

Porch · 280 ft²

## CLIMATE RISK

**1**  
FLOOD

**4**  
WILDFIRE

**85**  
HEAT

**95**  
STORM

**45**  
DROUGHT

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

## ASSIGNED SCHOOLS

| SCHOOL                          | LEVEL      | GRADES | DISTANCE |
|---------------------------------|------------|--------|----------|
| Roswell North Elementary School | Elementary | PK–5   | 2.5 mi   |
| Crabapple Middle School         | Middle     | 6–8    | 2.9 mi   |
| Roswell High School             | High       | 9–12   | 3.8 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>28</b><br>CRIME INDEX | <b>83</b><br>AIR POLLUTION | <b>58,252</b><br>POPULATION | <b>\$152K</b><br>MEDIAN IN-COME | <b>60°F</b><br>AVG TEMP | <b>61%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|