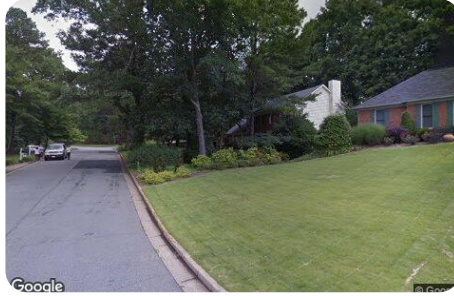


Single Family Residence **RESIDENTIAL**

2040 TROTTERS RIDGE WAY

ROSWELL, GA 30075

\$763,220 TopHap Estimate · \$317 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,408 ft²

LIVING AREA

0.5 ac

LOT SIZE

1985

YEAR BUILT

1

STORIES

8

ROOMS

VALUATION

\$763K

\$714K low

\$813K high

Last Sale

\$750,000 · Feb 18, 2026

Est. Owner Equity

\$163,220

Loan-to-Value

79%

TAX & ASSESSMENT

Property Tax	\$4,991 (2025)
Assessed Value	\$263,400
Previous Assessed	\$236,200
Assessor Market Value	\$658,500

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.50
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Deck

Patio · 352 ft²

Porch · 44 ft²

CLIMATE RISK

1

FLOOD

5

WILDFIRE

85

HEAT

96

STORM

45

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 13, 2026	Resale	Warranty Deed	\$750,000	\$311	\$600K
Feb 11, 2013	Resale	Grant Deed	\$238,000	\$99	\$186K
Dec 18, 2009	Quitclaim	Quit Claim Transfer			
Sep 14, 2005	Resale	Warranty Deed	\$279,900	\$116	\$224K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Mountain Park Elementary School	Elementary	KG–5	0.7 mi
Roswell High School	High	9–12	2.0 mi
Crabapple Middle School	Middle	6–8	3.6 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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