

Single Family Residence **RESIDENTIAL**

2045 TROTTERS RIDGE WAY

ROSWELL, GA 30075

\$781,856 TopHap Estimate · \$275 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,846 ft²

LIVING AREA

0.41 ac

LOT SIZE

1986

YEAR BUILT

2

STORIES

9

ROOMS

VALUATION

\$782K

\$725K low

\$838K high

Last Sale

\$475,000 · Mar 31, 2021

Est. Owner Equity

\$191,856

Loan-to-Value

75%

TAX & ASSESSMENT

Property Tax	\$4,781 (2025)
Assessed Value	\$288,360
Previous Assessed	\$262,000
Assessor Market Value	\$720,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	FULTON
Lot (acres)	0.41
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Deck

Patio · 336 ft²

CLIMATE RISK

53 FLOOD	13 WILDFIRE	85 HEAT	96 STORM	45 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 31, 2021	Resale	Warranty Deed	\$475,000	\$167	\$295K
Nov 29, 2011	Resale	Grant Deed	\$299,000	\$105	\$291K
Jun 13, 2011	Financing	Warranty Deed			\$260K
Feb 28, 2006	Resale	Deed	\$317,000	\$111	\$250K
Feb 28, 2006	Resale	Grant Deed	\$317,000	\$111	

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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