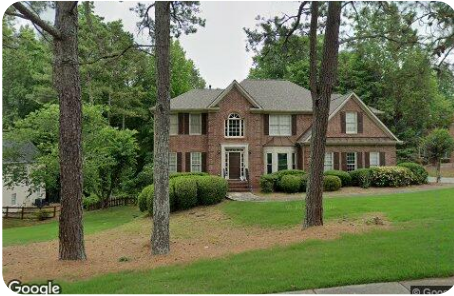


Single Family Residence **RESIDENTIAL**

1045 RICELAND CT

ROSWELL, GA 30075

\$770,789 TopHap Estimate · \$239 / ft² · confidence 92 · as of Jul 14, 2026



5

BEDS

3.5

BATHS

3,231 ft²

LIVING AREA

0.89 ac

LOT SIZE

1991

YEAR BUILT

2

STORIES

9

ROOMS

VALUATION

\$771K

\$711K low

\$831K high

Last Sale

\$395,000 · Oct 17, 2011

Est. Owner Equity

\$467,789

Loan-to-Value

39%

TAX & ASSESSMENT

Property Tax	\$5,119 (2025)
Assessed Value	\$226,000
Previous Assessed	\$226,000
Assessor Market Value	\$565,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.89
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Deck

Patio · 169 ft²

Porch · 28 ft²

CLIMATE RISK

1

FLOOD

15

WILDFIRE

85

HEAT

95

STORM

45

DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 13, 2019	Quitclaim	Quit Claim Transfer			
Oct 17, 2011	Resale	Grant Deed	\$395,000	\$122	\$316K
Sep 27, 2006	Resale	Deed	\$462,000	\$143	\$370K
Sep 27, 2006	Resale	Grant Deed	\$462,000	\$143	
Jun 17, 2004	Resale	Warranty Deed	\$414,000	\$128	\$331K
Jan 14, 2004	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Crabapple Middle School	Middle	6–8	1.4 mi
Roswell High School	High	9–12	2.0 mi
Mountain Park Elementary School	Elementary	KG–5	2.8 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

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

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

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------