

Single Family Residence **RESIDENTIAL**

335 SHADY RIVER TRCE

ROSWELL, GA 30076

\$590,330 TopHap Estimate · \$278 / ft² · confidence 95 · as of Jul 14, 2026



4
BEDS

2.5
BATHS

2,121 ft²
LIVING AREA

0.28 ac
LOT SIZE

1992
YEAR BUILT

1
STORIES

8
ROOMS

VALUATION

\$590K

\$560K low

\$621K high

Last Sale

\$270,400 · Jan 16, 2015

Est. Owner Equity

\$318,330

Loan-to-Value

49%

TAX & ASSESSMENT

Property Tax	\$2,955 (2025)
Assessed Value	\$167,120
Previous Assessed	\$170,480
Assessor Market Value	\$417,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.28
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Patio · 120 ft²

Porch · 24 ft²

CLIMATE RISK

1

FLOOD

12

WILDFIRE

85

HEAT

92

STORM

45

DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 24, 2012	Quitclaim	Quit Claim Transfer			\$178K
Dec 15, 2004	Resale	Grant Deed	\$240,500	\$113	\$192K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
River Eves Elementary School	Elementary	PK–5	0.2 mi
Centennial High School	High	9–12	1.4 mi
Holcomb Bridge Middle School	Middle	6–8	1.6 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 30076

54 CRIME INDEX	82 AIR POLLUTION	42,728 POPULATION	\$113K 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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