

Single Family Residence **RESIDENTIAL**

125 RIVER TERRACE CT

ROSWELL, GA 30076

\$609,486 TopHap Estimate · \$282 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,165 ft²

LIVING AREA

0.21 ac

LOT SIZE

1990

YEAR BUILT

2

STORIES

7

ROOMS

VALUATION

\$609K

\$570K low

\$649K high

Last Sale

\$590,000 · Jan 29, 2025

Est. Owner Equity

\$609,486

TAX & ASSESSMENT

Property Tax	\$4,677 (2025)
Assessed Value	\$179,080
Previous Assessed	\$183,120
Assessor Market Value	\$447,700

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.21
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Patio · 230 ft²

Porch · 45 ft²

CLIMATE RISK

1 FLOOD	9 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
May 1, 2026	Financing	Limited Warranty Deed			
Jan 29, 2025	Resale	Warranty Deed	\$590,000	\$273	
Dec 1, 2020	Resale	Grant Deed	\$385,500	\$178	\$308K
May 15, 2017	Resale	Grant Deed	\$328,500	\$152	\$263K
Jan 25, 2007	Resale	Deed	\$252,000	\$116	\$202K
Jan 25, 2007	Resale	Grant Deed	\$252,000	\$116	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
River Eves Elementary School	Elementary	PK–5	0.3 mi
Centennial High School	High	9–12	1.3 mi
Holcomb Bridge Middle School	Middle	6–8	1.4 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
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

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