

Single Family Residence **RESIDENTIAL**

180 RIVER TERRACE CT

ROSWELL, GA 30076

\$580,358 TopHap Estimate · \$355 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

1,636 ft²

LIVING AREA

0.46 ac

LOT SIZE

1989

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$580K

\$552K low

\$609K high

Last Sale

\$325,000 · Oct 23, 2017

Est. Owner Equity

\$320,358

Loan-to-Value

43%

TAX & ASSESSMENT

Property Tax	\$4,892 (2025)
Assessed Value	\$187,280
Previous Assessed	\$189,080
Assessor Market Value	\$468,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	FULTON
Lot (acres)	0.46
Heating	Yes
Cooling	Yes
Fireplace	Yes
Garage	Garage, Basement
Pool	No
View	Neighborhood / Spot

Deck Patio · 360 ft² Porch · 200 ft²

CLIMATE RISK

1 FLOOD	16 WILDFIRE	85 HEAT	92 STORM	45 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 23, 2017	Resale	Grant Deed	\$325,000	\$199	\$260K
Apr 4, 2017	Resale	Grant Deed	\$318,000	\$194	\$270K
Jan 8, 2008	Resale	Grant Deed	\$225,000	\$138	\$225K
Feb 8, 2008	Resale	Grant Deed	\$225,000	\$138	
Aug 7, 2007	Non-arms-length	Trustees Deed	\$236,961	\$145	
Dec 19, 2005	Quitclaim	Quit Claim Transfer			\$50K
Jun 21, 2005	Resale	Warranty Deed	\$239,900	\$147	\$240K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
River Eves Elementary School	Elementary	PK–5	0.3 mi
Centennial High School	High	9–12	1.2 mi
Holcomb Bridge Middle School	Middle	6–8	1.3 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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