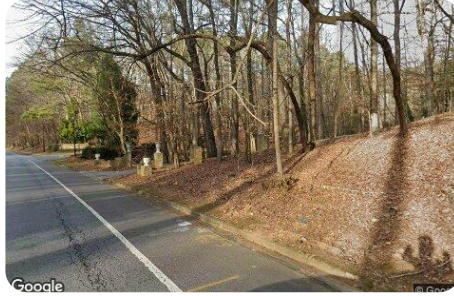


Single Family Residence **RESIDENTIAL**

1250 RIVERSIDE RD

ROSWELL, GA 30076

\$748,446 TopHap Estimate · \$217 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

4.5

BATHS

3,442 ft²

LIVING AREA

0.84 ac

LOT SIZE

1988

YEAR BUILT

2

STORIES

10

ROOMS

VALUATION

\$748K

\$700K low

\$797K high

Last Sale

\$500,000 · May 31, 2018

Est. Owner Equity

\$320,812

Loan-to-Value

57%

TAX & ASSESSMENT

Property Tax	\$4,955 (2025)
Assessed Value	\$252,000
Previous Assessed	\$252,000
Assessor Market Value	\$630,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.84
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Patio · 1,388 ft²

Porch · 117 ft²

CLIMATE RISK

37 FLOOD	13 WILDFIRE	85 HEAT	94 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
May 31, 2018	Resale	Grant Deed	\$500,000	\$145	\$450K
Mar 3, 2011	Quitclaim	Quit Claim Transfer			
Apr 20, 2010	Resale	Grant Deed	\$222,060	\$65	
May 28, 2008	Resale	Grant Deed	\$249,900	\$73	
Aug 28, 2006	Quitclaim	Quit Claim Transfer			
Aug 24, 2006	Quitclaim	Quit Claim Transfer			
Mar 7, 2006	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Esther Jackson Elementary	Elementary	PK–5	0.9 mi
Centennial High School	High	9–12	2.0 mi
Holcomb Bridge Middle School	Middle	6–8	2.4 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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