

Single Family Residence **RESIDENTIAL**

1440 OLD RIVERSIDE RD

ROSWELL, GA 30076

\$1,625,682 TopHap Estimate · \$220 / ft² · confidence 93 · as of Jul 14, 2026



5

BEDS

4.5

BATHS

7,387 ft²

LIVING AREA

1.45 ac

LOT SIZE

2007

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$1.6M

\$1.5M low

\$1.7M high

Last Sale

\$1,125,000 · Jan 3, 2022

Est. Owner Equity

\$725,682

Loan-to-Value

58%

TAX & ASSESSMENT

Property Tax	\$11,334 (2025)
Assessed Value	\$500,000
Previous Assessed	\$445,080
Assessor Market Value	\$1,250,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Construction	Brick
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Patio · 153 ft²

Porch · 120 ft²

CLIMATE RISK

63 FLOOD	14 WILDFIRE	85 HEAT	94 STORM	41 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 3, 2022	Resale	Warranty Deed	\$1,125,000	\$152	\$900K
Feb 26, 2008	Resale	Deed	\$605,000	\$82	\$417K
Sep 4, 2007	Non-arms-length	Trustees Deed	\$760,885	\$103	
Jan 22, 2003	Recorded document	Warranty Deed			
Aug 17, 2005	Quitclaim	Quit Claim Transfer			
Aug 17, 2005	Resale	Deed	\$975,000	\$132	\$731K
Jan 20, 2005	Recorded document	Warranty Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
River Eves Elementary School	Elementary	PK–5	0.6 mi
Holcomb Bridge Middle School	Middle	6–8	2.1 mi
Centennial High School	High	9–12	2.1 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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