

Single Family Residence

**RESIDENTIAL**

# 1395 OLD RIVERSIDE RD

ROSWELL, GA 30076

**\$796,471** TopHap Estimate · \$315 / ft<sup>2</sup> · confidence 91 · as of Jul 14, 2026



**4**

BEDS

**2.5**

BATHS

**2,528 ft<sup>2</sup>**

LIVING AREA

**0.46 ac**

LOT SIZE

**1970**

YEAR BUILT

**2**

STORIES

**10**

ROOMS

## VALUATION

**\$796K**

**\$727K low**

**\$866K high**

Last Sale

**\$475,000 · Aug 25, 2009**

Est. Owner Equity

**\$796,471**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,486 (2025) |
| Assessed Value        | \$210,040      |
| Previous Assessed     | \$158,880      |
| Assessor Market Value | \$525,100      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Conventional            |
| County        | FULTON                  |
| Lot (acres)   | 0.46                    |
| Heating       | Yes                     |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Pool          | Yes                     |
| View          | Neighborhood / Spot     |

Patio · 1,274 ft<sup>2</sup>

Porch · 420 ft<sup>2</sup>

## CLIMATE RISK

25  
FLOOD

14  
WILDFIRE

85  
HEAT

94  
STORM

45  
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED          | PRICE     | \$/FT <sup>2</sup> | LOAN |
|--------------|-----------|---------------|-----------|--------------------|------|
| Sep 14, 2021 | Financing | Warranty Deed |           |                    |      |
| Aug 10, 2009 | Resale    | Grant Deed    | \$475,000 | \$188              |      |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| River Eves Elementary School | Elementary | PK–5   | 0.7 mi   |
| Holcomb Bridge Middle School | Middle     | 6–8    | 2.2 mi   |
| Centennial High School       | High       | 9–12   | 2.3 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>54</b><br>CRIME INDEX | <b>82</b><br>AIR POLLUTION | <b>42,728</b><br>POPULATION | <b>\$113K</b><br>MEDIAN IN-COME | <b>60°F</b><br>AVG TEMP | <b>61%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|