

Single Family Residence **RESIDENTIAL**

1261 RIVERSIDE RD

ROSWELL, GA 30076

\$697,738 TopHap Estimate · \$302 / ft² · confidence 90 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,307 ft²

LIVING AREA

1.03 ac

LOT SIZE

1980

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$698K

\$626K low

\$769K high

Est. Owner Equity

\$346,738

Loan-to-Value

49%

TAX & ASSESSMENT

Property Tax	\$3,750 (2025)
Assessed Value	\$221,400
Previous Assessed	\$251,080
Assessor Market Value	\$553,500

PROPERTY FACTS

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

Deck Patio · 188 ft² Porch · 328 ft²

CLIMATE RISK

31 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.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Esther Jackson Elementary	Elementary	PK–5	0.9 mi
Centennial High School	High	9–12	2.1 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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