

Single Family Residence **RESIDENTIAL**

# 1375 OLD RIVERSIDE RD

ROSWELL, GA 30076

**\$704,583** TopHap Estimate · \$305 / ft² · confidence 91 · as of Jun 23, 2026



**4**

BEDS

**2.5**

BATHS

**2,307 ft²**

LIVING AREA

**0.12 ac**

LOT SIZE

**1920**

YEAR BUILT

**1**

STORIES

**7**

ROOMS

## VALUATION

**\$705K**

\$641K low

\$768K high

Last Sale

**\$490,000 · Jun 24, 2004**

Est. Owner Equity

**\$0**

Loan-to-Value

**117%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,170 (2025) |
| Assessed Value        | \$207,120      |
| Previous Assessed     | \$197,520      |
| Assessor Market Value | \$517,800      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Conventional            |
| County        | FULTON                  |
| Lot (acres)   | 0.12                    |
| Heating       | Yes                     |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Garage        | Garage, Detached        |
| Pool          | No                      |
| View          | Neighborhood / Spot     |

Deck

Patio · 144 ft²

Porch · 234 ft²

## CLIMATE RISK

91

FLOOD

12

WILDFIRE

85

HEAT

94

STORM

41

DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-------------------|---------------------|-----------|--------|--------|
| Feb 20, 2007 | Quitclaim         | Quit Claim Transfer |           |        | \$424K |
| Feb 20, 2007 | Recorded document | Grant Deed          |           |        |        |
| Jun 18, 2004 | Resale            | Warranty Deed       | \$490,000 | \$212  | \$390K |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| River Eves Elementary School | Elementary | PK–5   | 0.7 mi   |
| Centennial High School       | High       | 9–12   | 2.2 mi   |

|                              |        |     |        |
|------------------------------|--------|-----|--------|
| Holcomb Bridge Middle School | Middle | 6–8 | 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

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

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

OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|