

Single Family Residence **RESIDENTIAL**

165 RIVER TERRACE CT

ROSWELL, GA 30076

\$613,332 TopHap Estimate · \$340 / ft² · confidence 84 · as of Jul 14, 2026



3
BEDS

3
BATHS

1,806 ft²
LIVING AREA

0.17 ac
LOT SIZE

1980
YEAR BUILT

1
STORIES

7
ROOMS

1
PARKING

VALUATION

\$613K

\$515K low

\$712K high

Est. Owner Equity

\$186,332

Loan-to-Value

37%

TAX & ASSESSMENT

Property Tax	\$2,355 (2025)
Assessed Value	\$169,640
Previous Assessed	\$182,520
Assessor Market Value	\$424,100

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	FULTON
Lot (acres)	0.17
Heating	Yes
Cooling	Yes
Fireplace	Yes
Garage	Garage, Basement
Pool	No
View	Neighborhood / Spot

Deck Patio · 200 ft² Porch · 32 ft²

CLIMATE RISK

1
FLOOD

9
WILDFIRE

85
HEAT

92
STORM

45
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 14, 2026	Financing	Mortgage			\$427K
Jan 21, 2026	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
River Eves Elementary School	Elementary	PK–5	0.3 mi
Centennial High School	High	9–12	1.3 mi
Holcomb Bridge Middle School	Middle	6–8	1.3 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

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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