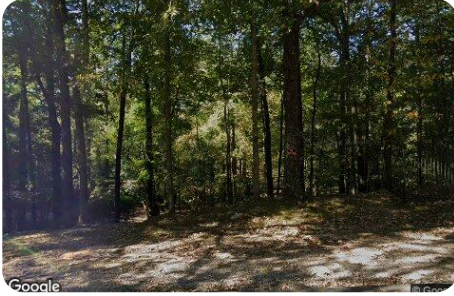


Single Family Residence **RESIDENTIAL**

1765 RIVERSIDE RD

ROSWELL, GA 30076

\$1,028,842 TopHap Estimate · \$290 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

4.5

BATHS

3,548 ft²

LIVING AREA

1.88 ac

LOT SIZE

1988

YEAR BUILT

1

STORIES

8

ROOMS

VALUATION

\$1M

\$973K low

\$1.1M high

Last Sale

\$840,000 · Jun 13, 2019

Est. Owner Equity

\$903,842

Loan-to-Value

12%

TAX & ASSESSMENT

Property Tax	\$7,817 (2025)
Assessed Value	\$396,480
Previous Assessed	\$304,400
Assessor Market Value	\$991,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	Yes
View	Neighborhood / Spot

Patio · 1,288 ft²

Porch · 21 ft²

CLIMATE RISK

44
FLOOD

12
WILDFIRE

85
HEAT

92
STORM

45
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 13, 2019	Resale	Grant Deed	\$840,000	\$237	
Nov 30, 2016	Quitclaim	Quit Claim Transfer			
Feb 25, 2016	Quitclaim	Quit Claim Transfer			
Jun 22, 2007	Resale	Deed	\$1,170,000	\$330	\$750K
Jun 22, 2007	Resale	Grant Deed	\$1,170,000	\$330	\$750K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
River Eves Elementary School	Elementary	PK–5	0.5 mi
Holcomb Bridge Middle School	Middle	6–8	1.7 mi
Centennial High School	High	9–12	1.9 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
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

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