

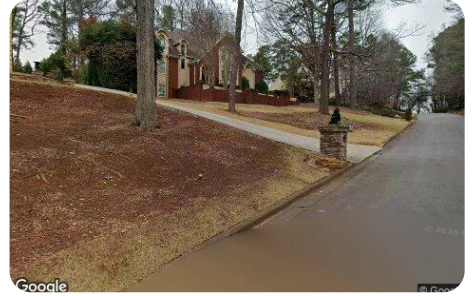
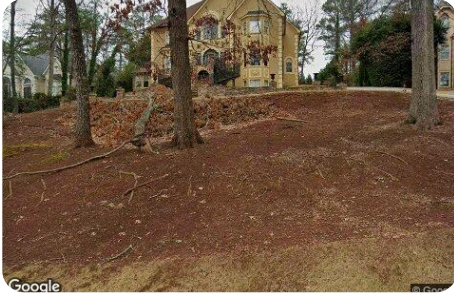
Single Family Residence

RESIDENTIAL

300 RIVER BLUFF PKWY

ROSWELL, GA 30075

\$1,214,984 TopHap Estimate · \$184 / ft² · confidence 95 · as of Jul 14, 2026



6

BEDS

4.5

BATHS

6,586 ft²

LIVING AREA

0.65 ac

LOT SIZE

1986

YEAR BUILT

2

STORIES

7

ROOMS

VALUATION

\$1.2M

\$1.1M low

\$1.3M high

Last Sale

\$1,025,000 · Sep 16, 2022

Est. Owner Equity

\$394,984

Loan-to-Value

64%

TAX & ASSESSMENT

Property Tax	\$9,256 (2025)
Assessed Value	\$354,360
Previous Assessed	\$397,720
Assessor Market Value	\$885,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	FULTON
Lot (acres)	0.65
Heating	None
Cooling	Yes
Fireplace	Yes
Pool	Yes
View	Neighborhood / Spot

Deck

Patio · 636 ft²

CLIMATE RISK

1 FLOOD	4 WILDFIRE	85 HEAT	95 STORM	41 DROUGHT
------------	---------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 15, 2022	Resale	Warranty Deed	\$1,025,000	\$156	\$820K
Jul 23, 2019	Resale	Grant Deed	\$880,000	\$134	\$715K
Nov 6, 2009	Resale	Grant Deed	\$275,300	\$42	\$345K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Vickery Mill Elementary School	Elementary	PK–5	1.5 mi
Elkins Pointe Middle School	Middle	6–8	3.0 mi
Roswell High School	High	9–12	4.3 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 30075

28 CRIME INDEX	83 AIR POLLUTION	58,252 POPULATION	\$152K MEDIAN IN-COME	60°F AVG TEMP	61% SUNSHINE
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

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