

Single Family Residence **RESIDENTIAL**

1789 RIVERSIDE RD

ROSWELL, GA 30076

\$1,637,189 TopHap Estimate · \$554 / ft² · confidence 80 · as of Jul 14, 2026



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4

BEDS

3

BATHS

2,954 ft²

LIVING AREA

1 ac

LOT SIZE

1984

YEAR BUILT

2

STORIES

9

ROOMS

VALUATION

\$1.6M

\$1.3M low

\$2M high

Last Sale

\$1,625,000 · Mar 27, 2026

Est. Owner Equity

\$1,287,189

Loan-to-Value

79%

TAX & ASSESSMENT

Property Tax	\$6,585 (2025)
Assessed Value	\$285,960
Previous Assessed	\$253,480
Assessor Market Value	\$714,900

PROPERTY FACTS

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

Deck

Patio · 280 ft²

Porch · 128 ft²

CLIMATE RISK

35
FLOOD

12
WILDFIRE

85
HEAT

92
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
Jun 18, 2026	Financing	Mortgage			\$350K
Mar 26, 2026	Resale	Warranty Deed	\$1,625,000	\$550	\$1.3M
Oct 13, 2021	Resale	Warranty Deed	\$918,000	\$311	
Mar 24, 2005	Quitclaim	Quit Claim Transfer			\$273K
Mar 24, 2005	Quitclaim	Quit Claim Transfer			
Apr 29, 2004	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
River Eves Elementary School	Elementary	PK–5	0.6 mi
Holcomb Bridge Middle School	Middle	6–8	1.6 mi

Centennial High School

High

9–12

1.9 mi

District: Fulton County School District



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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