

Single Family Residence

RESIDENTIAL

120 RIVER TERRACE CT

ROSWELL, GA 30076

\$646,952 TopHap Estimate · \$355 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

1,824 ft²

LIVING AREA

0.18 ac

LOT SIZE

1981

YEAR BUILT

1

STORIES

9

ROOMS

VALUATION

\$647K

\$615K low

\$679K high

Last Sale

\$525,000 · Jul 1, 2022

Est. Owner Equity

\$226,952

Loan-to-Value

66%

TAX & ASSESSMENT

Property Tax	\$5,873 (2025)
Assessed Value	\$224,840
Previous Assessed	\$210,000
Assessor Market Value	\$562,100

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	FULTON
Lot (acres)	0.18
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Deck

Patio · 216 ft²

Porch · 28 ft²

CLIMATE RISK

1

FLOOD

9

WILDFIRE

85

HEAT

92

STORM

41

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 30, 2022	Resale	Warranty Deed	\$525,000	\$288	\$420K
Jan 15, 2021	Resale	Grant Deed	\$411,000	\$225	\$390K
Jun 22, 2018	Resale	Grant Deed	\$342,500	\$188	\$350K
Jan 20, 2011	Resale	Warranty Deed	\$255,000	\$140	\$204K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
River Eves Elementary School	Elementary	PK–5	0.2 mi
Centennial High School	High	9–12	1.3 mi
Holcomb Bridge Middle School	Middle	6–8	1.4 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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