

Single Family Residence **RESIDENTIAL**

390 SHADY RIVER TRCE

ROSWELL, GA 30076

\$676,111 TopHap Estimate · \$523 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

3

BATHS

1,292 ft²

LIVING AREA

0.53 ac

LOT SIZE

1993

YEAR BUILT

1

STORIES

10

ROOMS

VALUATION

\$676K

\$659K low

\$693K high

Last Sale

\$335,000 · Dec 29, 2016

Est. Owner Equity

\$279,711

Loan-to-Value

59%

TAX & ASSESSMENT

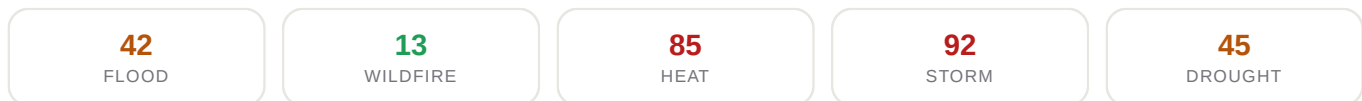
Property Tax	\$4,963 (2025)
Assessed Value	\$190,000
Previous Assessed	\$190,000
Assessor Market Value	\$475,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.53
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Deck Patio · 143 ft² Porch · 144 ft²

CLIMATE RISK



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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 29, 2013	Quitclaim	Quit Claim Transfer			
Jan 29, 2013	Resale	Warranty Deed	\$236,000	\$183	\$224K
Apr 29, 2011	Resale	Warranty Deed	\$239,000	\$185	\$191K
Apr 29, 2011	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
River Eves Elementary School	Elementary	PK–5	0.2 mi
Centennial High School	High	9–12	1.5 mi
Holcomb Bridge Middle School	Middle	6–8	1.7 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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