

Single Family Residence **RESIDENTIAL**

395 SHADY RIVER TRCE

ROSWELL, GA 30076

\$650,512 TopHap Estimate · \$278 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,337 ft²

LIVING AREA

0.35 ac

LOT SIZE

1993

YEAR BUILT

1

STORIES

8

ROOMS

VALUATION

\$651K

\$611K low

\$690K high

Last Sale

\$186,000 · May 7, 1997

Est. Owner Equity

\$383,262

Loan-to-Value

42%

TAX & ASSESSMENT

Property Tax	\$2,713 (2025)
Assessed Value	\$182,680
Previous Assessed	\$186,160
Assessor Market Value	\$456,700

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.35
Heating	Yes
Cooling	Yes
Pool	No
View	Neighborhood / Spot

Deck

Patio · 194 ft²

Porch · 20 ft²

CLIMATE RISK

48 FLOOD	12 WILDFIRE	85 HEAT	92 STORM	45 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
River Eves Elementary School	Elementary	PK–5	0.2 mi
Centennial High School	High	9–12	1.4 mi
Holcomb Bridge Middle School	Middle	6–8	1.6 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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