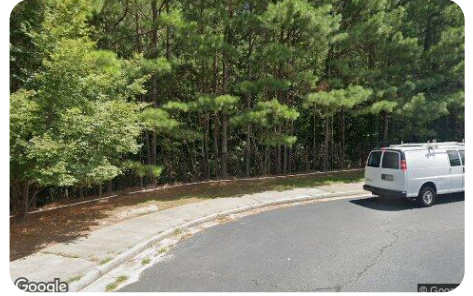
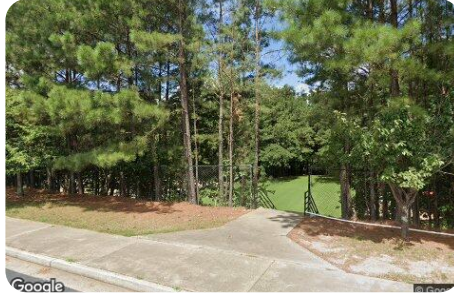


Single Family Residence **RESIDENTIAL**

380 SHADY RIVER TRCE

ROSWELL, GA 30076

\$665,983 TopHap Estimate · \$223 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,993 ft²

LIVING AREA

0.3 ac

LOT SIZE

1992

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$666K

\$629K low

\$703K high

Est. Owner Equity

\$567,453

Loan-to-Value

15%

TAX & ASSESSMENT

Property Tax	\$3,146 (2025)
Assessed Value	\$200,920
Previous Assessed	\$205,840
Assessor Market Value	\$502,300

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.30
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Deck

Patio · 240 ft²

CLIMATE RISK

42

FLOOD

12

WILDFIRE

85

HEAT

92

STORM

45

DROUGHT

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	0.1 mi
Centennial High School	High	9–12	1.5 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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