

Single Family Residence **RESIDENTIAL**

185 RIVER TERRACE CT

ROSWELL, GA 30076

\$631,590 TopHap Estimate · \$267 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,362 ft²

LIVING AREA

0.17 ac

LOT SIZE

1989

YEAR BUILT

2

STORIES

6

ROOMS

VALUATION

\$632K

\$590K low

\$673K high

Last Sale

\$575,000 · Jun 6, 2023

Est. Owner Equity

\$631,590

TAX & ASSESSMENT

Property Tax	\$4,731 (2025)
Assessed Value	\$233,240
Previous Assessed	\$186,960
Assessor Market Value	\$583,100

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.17
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Patio · 120 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 2, 2023	Resale	Warranty Deed	\$575,000	\$243	
Mar 14, 2023	Resale	Limited Warranty Deed	\$427,500	\$181	
Dec 10, 2020	Recorded document	Warranty Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
River Eves Elementary School	Elementary	PK–5	0.3 mi
Centennial High School	High	9–12	1.3 mi
Holcomb Bridge Middle School	Middle	6–8	1.3 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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