

Single Family Residence

RESIDENTIAL

1670 MISTY RIVER RUN

ROSWELL, GA 30076

\$712,856 TopHap Estimate · \$316 / ft² · confidence 96 · as of Jul 14, 2026

3

BEDS

2.5

BATHS

2,256 ft²

LIVING AREA

0.17 ac

LOT SIZE

1991

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$713K

\$687K low

\$739K high

Last Sale

\$305,000 · Jul 22, 2014

Est. Owner Equity

\$438,356

Loan-to-Value

40%

TAX & ASSESSMENT

Property Tax

\$2,904 (2025)

Assessed Value

\$226,200

Previous Assessed

\$217,400

Assessor Market Value

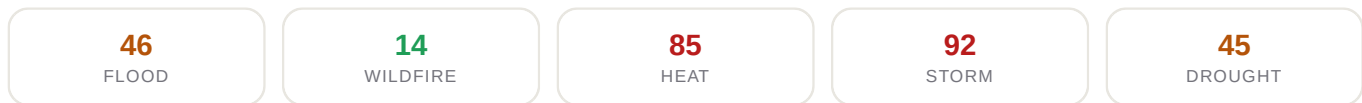
\$565,500

PROPERTY FACTS

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

Porch · 144 ft²

CLIMATE RISK



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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 22, 2014	Resale	Grant Deed	\$305,000	\$135	\$275K

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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