

Single Family Residence

RESIDENTIAL

1640 MISTY RIVER RUN

ROSWELL, GA 30076

\$624,982 TopHap Estimate · \$280 / ft² · confidence 95 · as of Jul 14, 2026

4

BEDS

2.5

BATHS

2,236 ft²

LIVING AREA

0.19 ac

LOT SIZE

1989

YEAR BUILT

2

STORIES

10

ROOMS

VALUATION

\$625K

\$592K low

\$658K high

Last Sale

\$447,000 · Dec 30, 2021

Est. Owner Equity

\$204,908

Loan-to-Value

68%

TAX & ASSESSMENT

Property Tax

\$3,622 (2025)

Assessed Value

\$174,000

Previous Assessed

\$177,800

Assessor Market Value

\$435,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.19
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

CLIMATE RISK

10 FLOOD	11 WILDFIRE	85 HEAT	92 STORM	45 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 30, 2021	Resale	Warranty Deed	\$447,000	\$200	\$420K

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	1.5 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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