

Single Family Residence **RESIDENTIAL**

# 160 RIVER RUN

ROSWELL, GA 30075

**\$650,000** TopHap Estimate · \$279 / ft² · confidence 94 · as of Jul 14, 2026



**4**

BEDS

**2.5**

BATHS

**2,326 ft²**

LIVING AREA

**0.52 ac**

LOT SIZE

**1985**

YEAR BUILT

**2**

STORIES

**8**

ROOMS

## VALUATION

**\$650K**

**\$611K low**

**\$689K high**

Last Sale

**\$395,000 · Jun 25, 2015**

Est. Owner Equity

**\$242,000**

Loan-to-Value

**59%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$7,155 (2025) |
| Assessed Value        | \$273,920      |
| Previous Assessed     | \$231,880      |
| Assessor Market Value | \$684,800      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Conventional            |
| County        | FULTON                  |
| Lot (acres)   | 0.52                    |
| Heating       | Yes                     |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Pool          | No                      |
| View          | Neighborhood / Spot     |

Deck

Patio · 430 ft²

## CLIMATE RISK

1

FLOOD

16

WILDFIRE

85

HEAT

95

STORM

41

DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|---------------------|-----------|--------|--------|
| Jun 15, 2015 | Quitclaim | Quit Claim Transfer |           |        |        |
| Jun 16, 2015 | Quitclaim | Quit Claim Transfer |           |        |        |
| Jun 25, 2015 | Resale    | Grant Deed          | \$395,000 | \$170  | \$408K |
| Apr 30, 2007 | Resale    | Grant Deed          | \$519,900 | \$224  |        |

## ASSIGNED SCHOOLS

| SCHOOL                          | LEVEL      | GRADES | DISTANCE |
|---------------------------------|------------|--------|----------|
| Roswell North Elementary School | Elementary | PK–5   | 1.9 mi   |
| Crabapple Middle School         | Middle     | 6–8    | 2.1 mi   |
| Roswell High School             | High       | 9–12   | 3.7 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 30075

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>28</b><br>CRIME INDEX | <b>83</b><br>AIR POLLUTION | <b>58,252</b><br>POPULATION | <b>\$152K</b><br>MEDIAN IN-COME | <b>60°F</b><br>AVG TEMP | <b>61%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|