

Single Family Residence **RESIDENTIAL**

1685 MISTY RIVER RUN

ROSWELL, GA 30076

\$703,183 TopHap Estimate · \$218 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

3,231 ft²

LIVING AREA

0.28 ac

LOT SIZE

1991

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$703K

\$677K low

\$730K high

Last Sale

\$430,500 · Jul 31, 2018

Est. Owner Equity

\$325,183

Loan-to-Value

54%

TAX & ASSESSMENT

Property Tax	\$4,360 (2025)
Assessed Value	\$219,640
Previous Assessed	\$228,160
Assessor Market Value	\$549,100

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.28
Heating	Yes
Cooling	Yes
Pool	No
View	Neighborhood / Spot

Deck

Patio · 228 ft²

Porch · 164 ft²

CLIMATE RISK

61

FLOOD

10

WILDFIRE

85

HEAT

92

STORM

45

DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 31, 2018	Resale	Grant Deed	\$430,000	\$133	\$344K
Jan 18, 2017	Quitclaim	Quit Claim Transfer			
Jul 31, 2015	Resale	Warranty Deed	\$372,000	\$115	\$353K

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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