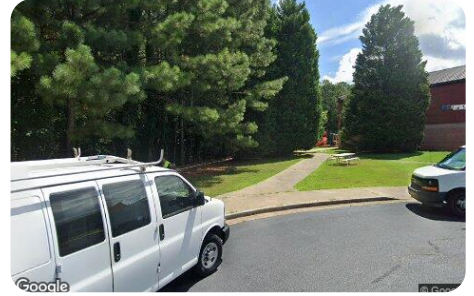


Single Family Residence **RESIDENTIAL**

330 SHADY RIVER TRCE

ROSWELL, GA 30076

\$649,999 TopHap Estimate · \$280 / ft² · confidence 98 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,320 ft²

LIVING AREA

0.28 ac

LOT SIZE

1992

YEAR BUILT

1

STORIES

8

ROOMS

VALUATION

\$650K

\$638K low

\$662K high

Est. Owner Equity

\$504,999

Loan-to-Value

24%

TAX & ASSESSMENT

Property Tax	\$4,458 (2025)
Assessed Value	\$170,680
Previous Assessed	\$180,400
Assessor Market Value	\$426,700

PROPERTY FACTS

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

Deck

Patio · 90 ft²

CLIMATE RISK

28 FLOOD	12 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	\$/FT²	LOAN
Mar 24, 2025	Financing	Trustees Deed			\$145K
Mar 7, 2022	Financing	Warranty Deed			\$360K
Mar 7, 2022	Financing	Warranty Deed			
May 5, 2021	Financing	Warranty Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
River Eves Elementary School	Elementary	PK–5	0.1 mi
Centennial High School	High	9–12	1.4 mi
Holcomb Bridge Middle School	Middle	6–8	1.6 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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