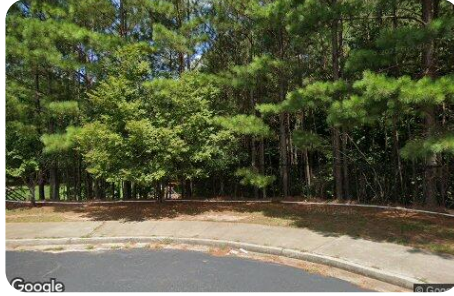


Single Family Residence **RESIDENTIAL**

350 SHADY RIVER TRCE

ROSWELL, GA 30076

\$648,877 TopHap Estimate · \$237 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,734 ft²

LIVING AREA

0.28 ac

LOT SIZE

1992

YEAR BUILT

1

STORIES

8

ROOMS

VALUATION

\$649K

\$632K low

\$666K high

Last Sale

\$270,000 · Jan 15, 2003

Est. Owner Equity

\$648,877

TAX & ASSESSMENT

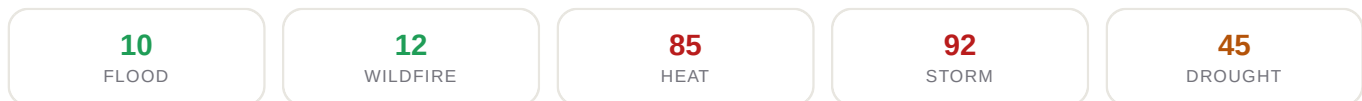
Property Tax	\$2,823 (2025)
Assessed Value	\$186,480
Previous Assessed	\$190,840
Assessor Market Value	\$466,200

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 · 132 ft² Porch · 156 ft²

CLIMATE RISK



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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 12, 2019	Quitclaim	Quit Claim Transfer			

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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