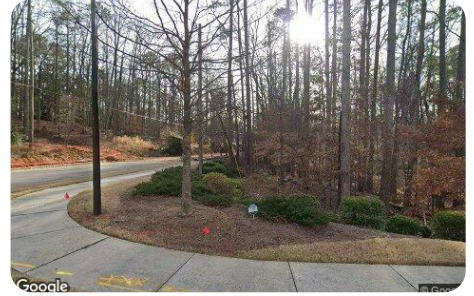


Single Family Residence **RESIDENTIAL**

315 SHADY RIVER TRCE

ROSWELL, GA 30076

\$664,880 TopHap Estimate · \$252 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,638 ft²

LIVING AREA

0.31 ac

LOT SIZE

1992

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$665K

\$637K low

\$693K high

Last Sale

\$270,000 · Oct 15, 2014

Est. Owner Equity

\$175,760

Loan-to-Value

79%

TAX & ASSESSMENT

Property Tax	\$3,046 (2025)
Assessed Value	\$190,360
Previous Assessed	\$194,600
Assessor Market Value	\$475,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.31
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Patio · 240 ft²

CLIMATE RISK

26
FLOOD

11
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
Oct 15, 2014	Non-arms-length	Grant Deed	\$270,000	\$102	\$273K
Jun 14, 2011	Resale	Warranty Deed	\$270,000	\$102	

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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