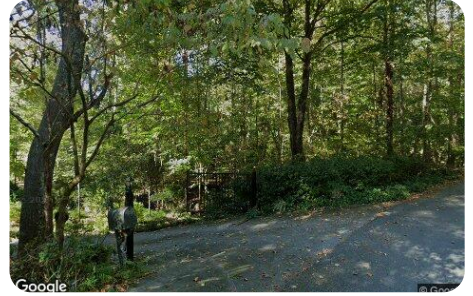
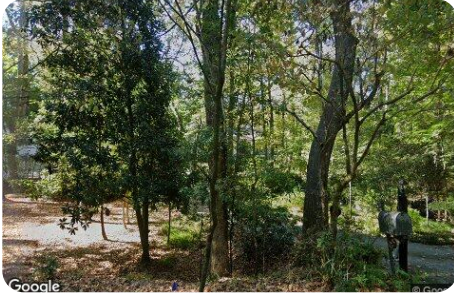


Single Family Residence **RESIDENTIAL**

# 1785 RIVERSIDE RD

ROSWELL, GA 30076

**\$1,179,440** TopHap Estimate · \$328 / ft<sup>2</sup> · confidence 91 · as of Jul 14, 2026



**4**

BEDS

**2.5**

BATHS

**3,600 ft<sup>2</sup>**

LIVING AREA

**1.31 ac**

LOT SIZE

**1977**

YEAR BUILT

**2**

STORIES

**10**

ROOMS

**2**

PARKING

## VALUATION

**\$1.2M**

\$1.1M low

\$1.3M high

Last Sale

**\$1,164,000 · Dec 23, 2025**

Est. Owner Equity

**\$215,440**

Loan-to-Value

**81%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$6,148 (2025) |
| Assessed Value        | \$366,440      |
| Previous Assessed     | \$309,520      |
| Assessor Market Value | \$916,100      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Colonial                |
| County        | FULTON                  |
| Heating       | Yes                     |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Garage        | Garage, Basement        |
| Pool          | Yes                     |
| View          | Neighborhood / Spot     |

Deck · 576 ft²

Porch · 900 ft²

## CLIMATE RISK

|             |                |            |             |               |
|-------------|----------------|------------|-------------|---------------|
| 62<br>FLOOD | 12<br>WILDFIRE | 85<br>HEAT | 92<br>STORM | 41<br>DROUGHT |
|-------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE       | \$/FT² | LOAN   |
|--------------|--------|---------------|-------------|--------|--------|
| Dec 23, 2025 | Resale | Warranty Deed | \$1,164,000 | \$323  | \$964K |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| River Eves Elementary School | Elementary | PK–5   | 0.5 mi   |
| Holcomb Bridge Middle School | Middle     | 6–8    | 1.6 mi   |
| Centennial High School       | High       | 9–12   | 1.9 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

|                                      |                                        |                                         |                                             |                                     |                                    |
|--------------------------------------|----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|
| <div>54</div> <div>CRIME INDEX</div> | <div>82</div> <div>AIR POLLUTION</div> | <div>42,728</div> <div>POPULATION</div> | <div>\$113K</div> <div>MEDIAN IN-COME</div> | <div>60°F</div> <div>AVG TEMP</div> | <div>61%</div> <div>SUNSHINE</div> |
|--------------------------------------|----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|

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

OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|