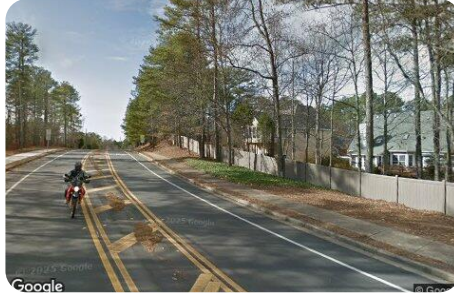


Single Family Residence **RESIDENTIAL**

# 105 RIVER TERRACE CT

ROSWELL, GA 30076

**\$570,007** TopHap Estimate · \$370 / ft<sup>2</sup> · confidence 91 · as of Jul 14, 2026



**3**

BEDS

**3**

BATHS

**1,540 ft<sup>2</sup>**

LIVING AREA

**0.27 ac**

LOT SIZE

**1988**

YEAR BUILT

**1**

STORIES

**7**

ROOMS

**2**

PARKING

## VALUATION

**\$570K**

\$519K low

\$621K high

Last Sale

**\$359,900 · May 20, 2019**

Est. Owner Equity

**\$282,087**

Loan-to-Value

**51%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,381 (2025) |
| Assessed Value        | \$193,520      |
| Previous Assessed     | \$183,160      |
| Assessor Market Value | \$483,800      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Split Level             |
| County        | FULTON                  |
| Lot (acres)   | 0.27                    |
| Heating       | Yes                     |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Garage        | Garage, Basement        |
| Pool          | No                      |
| View          | Neighborhood / Spot     |

Deck

Patio · 200 ft²

Porch · 200 ft²

## CLIMATE RISK

1

FLOOD

9

WILDFIRE

85

HEAT

92

STORM

41

DROUGHT

Scores 0–100; higher = greater projected risk.

## 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

|                                      |                                        |                                         |                                             |                                     |                                    |
|--------------------------------------|----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|
| <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 |
|-----------|----------------|