

Single Family Residence

RESIDENTIAL

100 RIVER RUN

ROSWELL, GA 30075

\$706,490

TopHap Estimate · \$237 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,976 ft²

LIVING AREA

0.4 ac

LOT SIZE

1984

YEAR BUILT

2

STORIES

9

ROOMS

2

PARKING

VALUATION

\$706K

\$649K low

\$764K high

Last Sale

\$395,000 · Apr 30, 2020

Est. Owner Equity

\$331,240

Loan-to-Value

54%

TAX & ASSESSMENT

Property Tax	\$4,354 (2025)
Assessed Value	\$279,720
Previous Assessed	\$234,640
Assessor Market Value	\$699,300

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.40
Heating	Yes
Cooling	Yes
Fireplace	Yes
Garage	Garage, Basement
Pool	No
View	Neighborhood / Spot

Deck

Patio · 276 ft²

Porch · 168 ft²

CLIMATE RISK

1

FLOOD

16

WILDFIRE

85

HEAT

95

STORM

41

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 30, 2020	Resale	Grant Deed	\$395,000	\$133	\$375K
Jan 2, 2019	Resale	Trustees Deed	\$243,500	\$82	
Apr 6, 2012	Financing	Grant Deed			\$214K
Sep 6, 2011	Recorded document	Grant Deed			
Sep 6, 2011	Non-arms-length	Trustees Deed	\$215,926	\$73	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roswell North Elementary School	Elementary	PK–5	1.8 mi
Crabapple Middle School	Middle	6–8	2.0 mi
Roswell High School	High	9–12	3.5 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 30075

28 CRIME INDEX	83 AIR POLLUTION	58,252 POPULATION	\$152K 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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