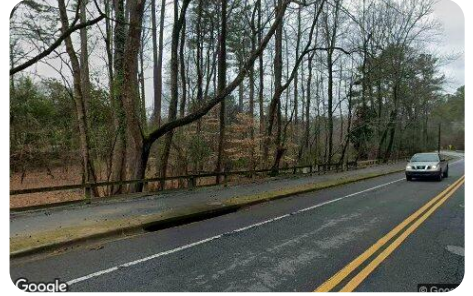


Townhouse **RESIDENTIAL**

1090 RIVERSIDE RD

ROSWELL, GA 30076

\$761,874 TopHap Estimate · \$245 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

3.5

BATHS

3,110 ft²

LIVING AREA

0.34 ac

LOT SIZE

1984

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$762K

\$713K low

\$811K high

Est. Owner Equity

\$428,124

Loan-to-Value

44%

TAX & ASSESSMENT

Property Tax	\$3,751 (2025)
Assessed Value	\$206,120
Previous Assessed	\$206,120
Assessor Market Value	\$515,300

PROPERTY FACTS

Property Type	Townhouse
Style	Townhouse
County	FULTON
Lot (acres)	0.34
Construction	Brick
Heating	Yes
Cooling	Yes
Fireplace	Yes
Garage	Garage, Basement
Pool	No
View	Neighborhood / Spot

Deck

Patio · 153 ft²

Porch · 153 ft²

CLIMATE RISK

35

FLOOD

13

WILDFIRE

85

HEAT

95

STORM

45

DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 20, 2023	Quitclaim	Quit Claim Transfer			
Dec 5, 2012	Resale	Grant Deed	\$453,500	\$146	\$334K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Esther Jackson Elementary	Elementary	PK–5	0.8 mi
Centennial High School	High	9–12	2.0 mi

Holcomb Bridge Middle School	Middle	6–8	2.5 mi
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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	Absentee owner
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