

Townhouse **RESIDENTIAL**

2040 RIVERSIDE RD

ROSWELL, GA 30076

\$704,503 TopHap Estimate · \$257 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,740 ft²

LIVING AREA

0.21 ac

LOT SIZE

1984

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$705K

\$660K low

\$749K high

Last Sale

\$270,000 · Jul 15, 1997

Est. Owner Equity

\$584,803

Loan-to-Value

17%

TAX & ASSESSMENT

Property Tax	\$1,748 (2025)
Assessed Value	\$196,840
Previous Assessed	\$208,240
Assessor Market Value	\$492,100

PROPERTY FACTS

Property Type	Townhouse
Style	Townhouse
County	FULTON
Lot (acres)	0.21
Construction	Brick
Heating	Yes
Cooling	Yes
Fireplace	Yes
Garage	Garage, Basement
Pool	No
View	Neighborhood / Spot

Deck

Patio · 135 ft²

Porch · 223 ft²

CLIMATE RISK

93

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
Jul 1, 2016	Quitclaim	Quit Claim Transfer			
Jul 17, 2013	Quitclaim	Quit Claim Transfer			
Oct 27, 2008	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Esther Jackson Elementary	Elementary	PK–5	0.8 mi
Centennial High School	High	9–12	2.1 mi
Holcomb Bridge Middle School	Middle	6–8	2.5 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
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

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