

Single Family Residence

RESIDENTIAL

1295 OLD RIVERSIDE RD

ROSWELL, GA 30076

\$707,326 TopHap Estimate · \$278 / ft² · confidence 94 · as of Jul 14, 2026



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3

BEDS

2

BATHS

2,545 ft²

LIVING AREA

0.64 ac

LOT SIZE

1960

YEAR BUILT

1

STORIES

7

ROOMS

VALUATION

\$707K

\$663K low

\$752K high

Est. Owner Equity

\$707,326

TAX & ASSESSMENT

Property Tax	\$2,084 (2025)
Assessed Value	\$144,760
Previous Assessed	\$138,760
Assessor Market Value	\$361,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	FULTON
Lot (acres)	0.64
Heating	Yes
Cooling	Yes
Fireplace	Yes
Garage	Carport (Unspecified)
Pool	No
View	Neighborhood / Spot

Deck

Patio · 550 ft²

Porch · 188 ft²

CLIMATE RISK

35

FLOOD

14

WILDFIRE

85

HEAT

94

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
Oct 24, 2012	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
River Eves Elementary School	Elementary	PK–5	0.7 mi
Centennial High School	High	9–12	2.2 mi
Holcomb Bridge Middle School	Middle	6–8	2.2 mi

District: Fulton County School District



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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	Owner occupied
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