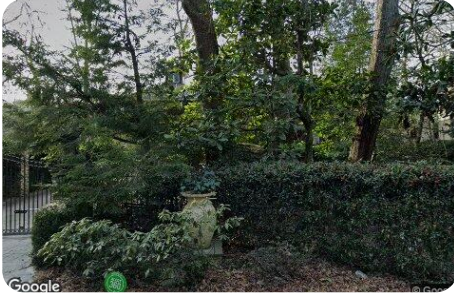


Single Family Residence **RESIDENTIAL**

1285 OLD RIVERSIDE RD

ROSWELL, GA 30076

\$1,223,313 TopHap Estimate · \$276 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

3.5

BATHS

4,425 ft²

LIVING AREA

0.28 ac

LOT SIZE

1993

YEAR BUILT

2

STORIES

12

ROOMS

VALUATION

\$1.2M

\$1.2M low

\$1.3M high

Last Sale

\$965,000 · Dec 20, 2012

Est. Owner Equity

\$773,313

Loan-to-Value

39%

TAX & ASSESSMENT

Property Tax	\$7,522 (2025)
Assessed Value	\$383,160
Previous Assessed	\$304,520
Assessor Market Value	\$957,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.28
Heating	Yes
Cooling	Yes
Fireplace	Yes
Garage	Carport (Unspecified)
Pool	Yes
View	Neighborhood / Spot

Deck

Patio · 544 ft²

Porch · 48 ft²

CLIMATE RISK

83

FLOOD

13

WILDFIRE

85

HEAT

94

STORM

45

DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 20, 2012	Resale	Warranty Deed	\$965,000	\$218	\$500K

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	2.3 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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