

Single Family Residence

RESIDENTIAL

1363 OLD RIVERSIDE RD

ROSWELL, GA 30076

\$825,725 TopHap Estimate · \$303 / ft² · confidence 88 · as of Jul 14, 2026



2

BEDS

2.5

BATHS

2,727 ft²

LIVING AREA

0.49 ac

LOT SIZE

1965

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$826K

\$726K low

\$925K high

Est. Owner Equity

\$825,725

TAX & ASSESSMENT

Property Tax	\$5,753 (2025)
Assessed Value	\$220,280
Previous Assessed	\$165,000
Assessor Market Value	\$550,700

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.49
Heating	Yes
Cooling	Yes
Fireplace	Yes
Garage	Carport (Unspecified)
Pool	No
View	Neighborhood / Spot

Deck

Patio · 954 ft²

CLIMATE RISK

76

FLOOD

16

WILDFIRE

85

HEAT

94

STORM

41

DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 9, 2016	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
River Eves Elementary School	Elementary	PK–5	0.7 mi
Holcomb Bridge Middle School	Middle	6–8	2.3 mi
Centennial High School	High	9–12	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	Absentee owner
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