

Residential - Vacant Land

RESIDENTIAL

1355 OLD RIVERSIDE RD
ROSWELL, GA 30076



1.4 ac

LOT SIZE

VALUATION

Last Sale

\$345,000 · Nov 3, 1993

TAX & ASSESSMENT

Property Tax	\$4,636 (2025)
Assessed Value	\$177,480
Previous Assessed	\$58,520
Assessor Market Value	\$443,700

PROPERTY FACTS

Property Type	Residential - Vacant Land
County	FULTON
Pool	Yes
View	Neighborhood / Spot

Deck · 448 ft²

CLIMATE RISK

25 FLOOD	15 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
Aug 9, 2016	Quitclaim	Quit Claim Transfer			
Aug 9, 2016	Quitclaim	Quit Claim Transfer			
Dec 7, 2007	Resale	Grant Deed	\$1,650,000		
Jul 26, 2006	Resale	Grant Deed	\$1,365,000		

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
River Eves Elementary School	Elementary	PK–5	0.7 mi
Centennial High School	High	9–12	2.3 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
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Absentee owner
-----------	-----------------------