

Single Family Residence

RESIDENTIAL

1445 OLD RIVERSIDE RD

ROSWELL, GA 30076

\$819,875

TopHap Estimate · \$301 / ft² · confidence 87 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,728 ft²

LIVING AREA

0.44 ac

LOT SIZE

1970

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$820K

\$710K low

\$930K high

Last Sale

\$675,000 · Sep 29, 2020

Est. Owner Equity

\$313,625

Loan-to-Value

60%

TAX & ASSESSMENT

Property Tax	\$4,520 (2025)
Assessed Value	\$251,280
Previous Assessed	\$208,240
Assessor Market Value	\$628,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.44
Heating	Yes
Cooling	Yes
Fireplace	Yes
Garage	Carport (Unspecified)
Pool	No
View	Neighborhood / Spot

Deck

Patio · 196 ft²

Porch · 448 ft²

CLIMATE RISK

25
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
Sep 15, 2020	Non-arms-length	Grant Deed	\$675,000	\$247	\$506K
Aug 7, 2020	Resale	Grant Deed	\$675,000	\$247	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
River Eves Elementary School	Elementary	PK–5	0.6 mi
Holcomb Bridge Middle School	Middle	6–8	2.1 mi
Centennial High School	High	9–12	2.1 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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