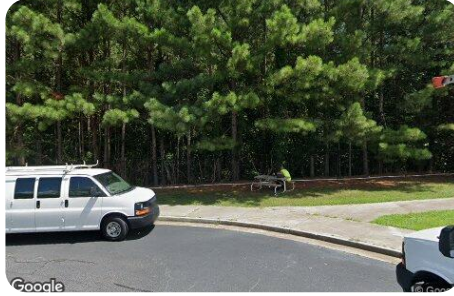


Single Family Residence **RESIDENTIAL**

1625 MISTY RIVER RUN

ROSWELL, GA 30076

\$587,447 TopHap Estimate · \$228 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,572 ft²

LIVING AREA

0.24 ac

LOT SIZE

1990

YEAR BUILT

2

STORIES

7

ROOMS

VALUATION

\$587K

\$553K low

\$622K high

Last Sale

\$248,500 · Jan 31, 2012

Est. Owner Equity

\$382,947

Loan-to-Value

37%

TAX & ASSESSMENT

Property Tax	\$2,693 (2025)
Assessed Value	\$184,800
Previous Assessed	\$189,280
Assessor Market Value	\$462,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Modern
County	FULTON
Lot (acres)	0.24
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Patio · 152 ft²

Porch · 156 ft²

CLIMATE RISK

10 FLOOD	11 WILDFIRE	85 HEAT	92 STORM	45 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 31, 2012	Resale	Warranty Deed	\$248,500	\$97	\$224K
May 29, 2008	Resale	Grant Deed	\$260,000	\$101	\$252K
Apr 29, 2004	Resale	Grant Deed	\$240,000	\$93	\$192K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
River Eves Elementary School	Elementary	PK–5	0.1 mi
Centennial High School	High	9–12	1.4 mi
Holcomb Bridge Middle School	Middle	6–8	1.5 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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