

Single Family Residence

RESIDENTIAL

1645 MISTY RIVER RUN

ROSWELL, GA 30076

\$715,264 TopHap Estimate · \$288 / ft² · confidence 95 · as of Jul 14, 2026

4

BEDS

2.5

BATHS

2,484 ft²

LIVING AREA

0.24 ac

LOT SIZE

1990

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$715K

\$683K low

\$748K high

Last Sale

\$484,000 · Oct 28, 2021

Est. Owner Equity

\$162,464

Loan-to-Value

78%

TAX & ASSESSMENT

Property Tax

\$6,240 (2025)

Assessed Value

\$238,920

Previous Assessed

\$229,720

Assessor Market Value

\$597,300

PROPERTY FACTS

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

Deck

Patio · 262 ft²

CLIMATE RISK

33
FLOOD

11
WILDFIRE

85
HEAT

92
STORM

45
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 28, 2021	Resale	Warranty Deed	\$484,000	\$195	\$460K
Jul 9, 2021	Resale	Warranty Deed	\$474,400	\$191	
Feb 20, 2019	Resale	Grant Deed	\$394,900	\$159	\$316K
Jan 19, 2018	Resale	Grant Deed	\$355,000	\$143	\$284K
May 20, 2014	Recorded document	Grant Deed			
May 20, 2014	Recorded document	Grant Deed			
Sep 1, 2012	Quitclaim	Quit Claim Transfer			

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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