

Single Family Residence **RESIDENTIAL**

300 SHADY RIVER TRCE

ROSWELL, GA 30076

\$711,904 TopHap Estimate · \$224 / ft² · confidence 93 · as of Jul 14, 2026



4
BEDS

2.5
BATHS

3,173 ft²
LIVING AREA

0.29 ac
LOT SIZE

1992
YEAR BUILT

2
STORIES

8
ROOMS

VALUATION

\$712K

\$664K low

\$760K high

Est. Owner Equity

\$634,904

Loan-to-Value

11%

TAX & ASSESSMENT

Property Tax	\$2,230 (2025)
Assessed Value	\$221,560
Previous Assessed	\$227,720
Assessor Market Value	\$553,900

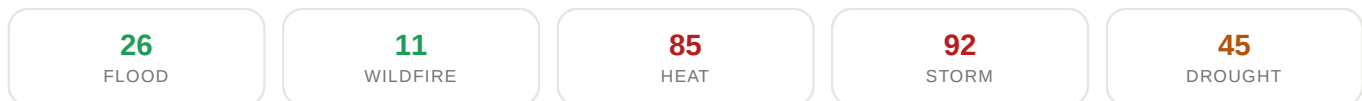
PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.29
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Deck

Patio · 228 ft²

CLIMATE RISK



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

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
River Eves Elementary School	Elementary	PK–5	0.2 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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