

Single Family Residence **RESIDENTIAL**

365 SHADY RIVER TRCE

ROSWELL, GA 30076

\$651,402 TopHap Estimate · \$287 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,268 ft²

LIVING AREA

0.29 ac

LOT SIZE

1992

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$651K

\$605K low

\$698K high

Last Sale

\$585,000 · Jun 26, 2023

Est. Owner Equity

\$651,402

TAX & ASSESSMENT

Property Tax	\$5,539 (2025)
Assessed Value	\$223,560
Previous Assessed	\$179,920
Assessor Market Value	\$558,900

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

Patio · 80 ft²

Porch · 480 ft²

CLIMATE RISK

48

FLOOD

12

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
Jun 23, 2023	Resale	Warranty Deed	\$585,000	\$258	
Jun 23, 2023	Financing	Warranty Deed			

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	1.6 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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