

Single Family Residence **RESIDENTIAL**

345 SHADY RIVER TRCE

ROSWELL, GA 30076

\$637,968 TopHap Estimate · \$220 / ft² · confidence 98 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,895 ft²

LIVING AREA

0.28 ac

LOT SIZE

1992

YEAR BUILT

1

STORIES

8

ROOMS

VALUATION

\$638K

\$626K low

\$650K high

Est. Owner Equity

\$637,968

TAX & ASSESSMENT

Property Tax	\$1,090 (2025)
Assessed Value	\$190,440
Previous Assessed	\$195,000
Assessor Market Value	\$476,100

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.28
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Deck

Patio · 120 ft²

CLIMATE RISK

1

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
Mar 30, 2026	Quitclaim	Quit Claim Transfer			

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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