

Condominium

RESIDENTIAL

704 RIVER RUN DR

ATLANTA, GA 30350

\$250,999 TopHap Estimate · \$224 / ft² · confidence 90 · as of Jul 14, 2026



1

BEDS

1

BATHS

1,123 ft²

LIVING AREA

1,123 ft²

LOT SIZE

1983

YEAR BUILT

1

STORIES

3

ROOMS

VALUATION

\$251K

\$226K low

\$276K high

Last Sale

\$260,000 · Dec 31, 2025

Est. Owner Equity

\$10,999

Loan-to-Value

95%

TAX & ASSESSMENT

Property Tax	\$1,333 (2025)
Assessed Value	\$71,000
Previous Assessed	\$74,600
Assessor Market Value	\$177,500

PROPERTY FACTS

Property Type	Condominium
Style	Condo/Apartment
County	FULTON
Lot (acres)	0.03
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

CLIMATE RISK

37 FLOOD	14 WILDFIRE	85 HEAT	95 STORM	45 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 18, 2025	Resale	Warranty Deed	\$260,000	\$232	\$240K
Aug 20, 2025	Resale	Warranty Deed	\$130,000	\$116	
Jan 15, 2004	Resale	Warranty Deed	\$121,900	\$109	\$97K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sandy Springs Middle School	Middle	6–8	0.3 mi
Dunwoody Springs Elementary	Elementary	PK–5	1.7 mi
North Springs High School	High	9–12	3.3 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 30350

86 CRIME INDEX	87 AIR POLLUTION	37,215 POPULATION	\$100K 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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