

Condominium

RESIDENTIAL

256 RIVERVIEW TRL

ROSWELL, GA 30075

\$544,685 TopHap Estimate · \$301 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,810 ft²

LIVING AREA

1,812 ft²

LOT SIZE

1984

YEAR BUILT

2

STORIES

5

ROOMS

VALUATION

\$545K

\$523K low

\$566K high

Last Sale

\$455,000 · Sep 5, 2024

Est. Owner Equity

\$48,785

Loan-to-Value

93%

TAX & ASSESSMENT

Property Tax	\$3,868 (2025)
Assessed Value	\$186,920
Previous Assessed	\$142,880
Assessor Market Value	\$467,300

PROPERTY FACTS

Property Type	Condominium
Style	Condo/Apartment
County	FULTON
Lot (acres)	0.04
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Apt/Condo Complex

Deck

Patio · 180 ft²

CLIMATE RISK

87 FLOOD	17 WILDFIRE	85 HEAT	95 STORM	45 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 3, 2024	Resale	Warranty Deed	\$455,000	\$251	\$496K
Sep 29, 2020	Resale	Grant Deed	\$270,000	\$149	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roswell North Elementary School	Elementary	PK–5	2.4 mi
Crabapple Middle School	Middle	6–8	2.5 mi
Roswell High School	High	9–12	4.2 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 30075

28 CRIME INDEX	83 AIR POLLUTION	58,252 POPULATION	\$152K 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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