

Condominium

**RESIDENTIAL**

# 703 RIVER RUN DR

ATLANTA, GA 30350

**\$146,807** TopHap Estimate · \$189 / ft² · confidence 96 · as of Jul 14, 2026



**1**

BEDS

**1**

BATHS

**775 ft²**

LIVING AREA

**775 ft²**

LOT SIZE

**1983**

YEAR BUILT

**1**

STORIES

**3**

ROOMS

## VALUATION

**\$147K**

\$140K low

\$153K high

Last Sale

**\$90,000 · Mar 20, 2008**

Est. Owner Equity

**\$76,407**

Loan-to-Value

**45%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,576 (2025) |
| Assessed Value        | \$51,080       |
| Previous Assessed     | \$54,760       |
| Assessor Market Value | \$127,700      |

## PROPERTY FACTS

|               |                     |
|---------------|---------------------|
| Property Type | Condominium         |
| Style         | Condo/Apartment     |
| County        | FULTON              |
| Lot (acres)   | 0.02                |
| Heating       | Yes                 |
| Cooling       | Yes                 |
| Fireplace     | Yes                 |
| Pool          | No                  |
| View          | Neighborhood / Spot |

## CLIMATE RISK

|             |                |            |             |               |
|-------------|----------------|------------|-------------|---------------|
| 37<br>FLOOD | 14<br>WILDFIRE | 85<br>HEAT | 95<br>STORM | 45<br>DROUGHT |
|-------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED          | PRICE    | \$/FT <sup>2</sup> | LOAN  |
|--------------|-----------------|---------------|----------|--------------------|-------|
| Mar 17, 2008 | Non-arms-length | Warranty Deed | \$90,000 | \$116              | \$70K |
| Mar 17, 2008 | Non-arms-length | Grant Deed    | \$90,000 | \$116              | \$70K |

## 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>86</b><br>CRIME INDEX | <b>87</b><br>AIR POLLUTION | <b>37,215</b><br>POPULATION | <b>\$100K</b><br>MEDIAN IN-COME | <b>60°F</b><br>AVG TEMP | <b>61%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|