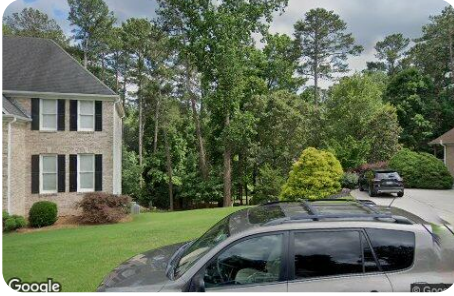


Single Family Residence **RESIDENTIAL**

# 3400 RIVENDELL CT

ROSWELL, GA 30075

**\$745,191** TopHap Estimate · \$237 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**4**

BEDS

**4**

BATHS

**3,145 ft<sup>2</sup>**

LIVING AREA

**0.26 ac**

LOT SIZE

**1981**

YEAR BUILT

**2**

STORIES

**8**

ROOMS

**2**

PARKING

## VALUATION

**\$745K**

\$700K low

\$790K high

Last Sale

**\$382,700 · May 16, 2017**

Est. Owner Equity

**\$539,691**

Loan-to-Value

**27%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$6,990 (2025) |
| Assessed Value        | \$270,512      |
| Previous Assessed     | \$538,940      |
| Assessor Market Value | \$676,280      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Split Level             |
| County        | Cobb                    |
| Construction  | Frame (Unspecified)     |
| Heating       | Heat Pump               |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

Patio · 200 ft²

Porch · 120 ft²

## CLIMATE RISK

**1**  
FLOOD

**18**  
WILDFIRE

**85**  
HEAT

**96**  
STORM

**45**  
DROUGHT

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

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|---------------------|-----------|--------|--------|
| May 16, 2017 | Resale    | Grant Deed          | \$382,700 | \$122  | \$210K |
| Jun 17, 2005 | Quitclaim | Quit Claim Transfer |           |        |        |

## ASSIGNED SCHOOLS

| SCHOOL                              | LEVEL      | GRADES | DISTANCE |
|-------------------------------------|------------|--------|----------|
| Shallowford Falls Elementary School | Elementary | KG–5   | 0.7 mi   |
| Lassiter High School                | High       | 9–12   | 2.8 mi   |
| Simpson Middle School               | Middle     | 6–8    | 3.0 mi   |

District: Cobb 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>28</b><br>CRIME INDEX | <b>83</b><br>AIR POLLUTION | <b>58,252</b><br>POPULATION | <b>\$152K</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>Owner occupied</b> |
|-----------|-----------------------|