

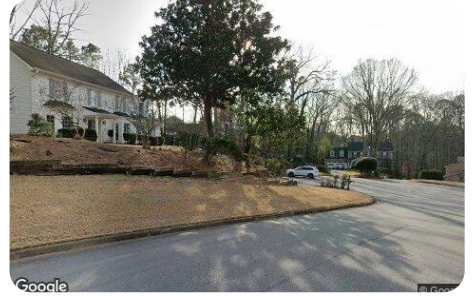
Single Family Residence

RESIDENTIAL

120 RIVER RUN

ROSWELL, GA 30075

\$558,714 TopHap Estimate · \$353 / ft² · confidence 87 · as of Jul 14, 2026



4

BEDS

3

BATHS

1,582 ft²

LIVING AREA

0.2 ac

LOT SIZE

1989

YEAR BUILT

1

STORIES

9

ROOMS

2

PARKING

VALUATION

\$559K

\$487K low

\$630K high

Last Sale

\$545,000 · Sep 28, 2023

Est. Owner Equity

\$149,964

Loan-to-Value

72%

TAX & ASSESSMENT

Property Tax	\$4,587 (2025)
Assessed Value	\$213,640
Previous Assessed	\$181,680
Assessor Market Value	\$534,100

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	FULTON
Lot (acres)	0.20
Heating	Yes
Cooling	Yes
Fireplace	Yes
Garage	Garage, Basement
Pool	No
View	Neighborhood / Spot

Deck

Patio · 240 ft²

CLIMATE RISK

1 FLOOD	11 WILDFIRE	85 HEAT	92 STORM	41 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 27, 2023	Resale	Warranty Deed	\$545,000	\$345	\$409K
Dec 10, 2021	Resale	Warranty Deed	\$450,000	\$284	\$428K
Apr 23, 2020	Resale	Grant Deed	\$317,000	\$200	\$301K
Sep 28, 2017	Resale	Grant Deed	\$325,000	\$205	\$315K
Mar 29, 2013	Resale	Warranty Deed	\$243,300	\$154	
Mar 29, 2013	Resale	Grant Deed	\$241,700	\$153	\$230K
Jun 23, 2009	Resale	Grant Deed	\$234,325	\$148	
Dec 30, 2003	Resale	Warranty Deed	\$216,000	\$137	\$173K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
River Eves Elementary School	Elementary	PK–5	0.4 mi
Centennial High School	High	9–12	1.1 mi
Holcomb Bridge Middle School	Middle	6–8	1.4 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	Absentee owner
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