

Single Family Residence **RESIDENTIAL**

105 RIVER RUN

ROSWELL, GA 30075

\$675,000 TopHap Estimate · \$395 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

1,708 ft²

LIVING AREA

0.3 ac

LOT SIZE

1988

YEAR BUILT

1

STORIES

7

ROOMS

VALUATION

\$675K

\$653K low

\$697K high

Last Sale

\$625,000 · Aug 10, 2023

Est. Owner Equity

\$300,000

Loan-to-Value

57%

TAX & ASSESSMENT

Property Tax	\$5,531 (2025)
Assessed Value	\$223,240
Previous Assessed	\$193,680
Assessor Market Value	\$558,100

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	FULTON
Lot (acres)	0.30
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Porch · 144 ft²

CLIMATE RISK

49
FLOOD

10
WILDFIRE

85
HEAT

92
STORM

41
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 8, 2023	Resale	Warranty Deed	\$625,000	\$366	\$375K

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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