

Single Family Residence **RESIDENTIAL**

360 SHADY RIVER TRCE

ROSWELL, GA 30076

\$784,655 TopHap Estimate · \$268 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,933 ft²

LIVING AREA

0.28 ac

LOT SIZE

1991

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$785K

\$730K low

\$839K high

Last Sale

\$660,000 · Aug 28, 2024

Est. Owner Equity

\$784,655

TAX & ASSESSMENT

Property Tax	\$5,341 (2025)
Assessed Value	\$243,040
Previous Assessed	\$204,640
Assessor Market Value	\$607,600

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.28
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Deck

Patio · 228 ft²

Porch · 24 ft²

CLIMATE RISK

10
FLOOD

12
WILDFIRE

85
HEAT

92
STORM

45
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 27, 2024	Resale	Warranty Deed	\$660,000	\$225	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
River Eves Elementary School	Elementary	PK–5	0.1 mi
Centennial High School	High	9–12	1.4 mi
Holcomb Bridge Middle School	Middle	6–8	1.6 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 30076

54 CRIME INDEX	82 AIR POLLUTION	42,728 POPULATION	\$113K 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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