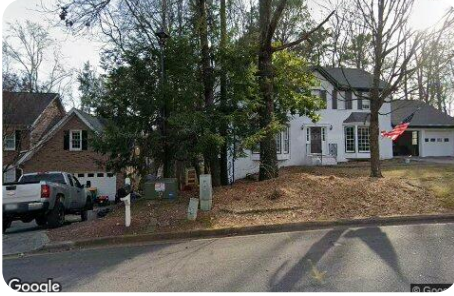


Single Family Residence **RESIDENTIAL**

140 RIVER RUN

ROSWELL, GA 30075

\$577,102 TopHap Estimate · \$300 / ft² · confidence 98 · as of Jul 14, 2026



3
BEDS

2.5
BATHS

1,922 ft²
LIVING AREA

0.19 ac
LOT SIZE

1987
YEAR BUILT

2
STORIES

7
ROOMS

VALUATION

\$577K

\$564K low

\$591K high

Last Sale

\$575,000 · Jun 1, 2026

Est. Owner Equity

\$117,102

Loan-to-Value

80%

TAX & ASSESSMENT

Property Tax	\$4,274 (2025)
Assessed Value	\$163,640
Previous Assessed	\$166,040
Assessor Market Value	\$409,100

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.19
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Patio · 748 ft²

Porch · 45 ft²

CLIMATE RISK

1

FLOOD

12

WILDFIRE

85

HEAT

92

STORM

41

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 29, 2026	Financing	Mortgage			\$460K
May 29, 2026	Resale	Limited Warranty Deed	\$575,000	\$299	\$460K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
River Eves Elementary School	Elementary	PK–5	0.5 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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