

Single Family Residence **RESIDENTIAL**

170 RIVER TERRACE CT

ROSWELL, GA 30076

\$627,831 TopHap Estimate · \$241 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,604 ft²

LIVING AREA

0.38 ac

LOT SIZE

1989

YEAR BUILT

2

STORIES

9

ROOMS

VALUATION

\$628K

\$587K low

\$669K high

Last Sale

\$235,000 · Jul 27, 2001

Est. Owner Equity

\$582,831

Loan-to-Value

7%

TAX & ASSESSMENT

Property Tax	\$2,928 (2025)
Assessed Value	\$192,040
Previous Assessed	\$195,560
Assessor Market Value	\$480,100

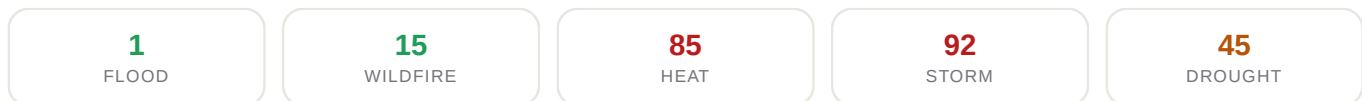
PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.38
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Patio · 33 ft²

Porch · 12 ft²

CLIMATE RISK



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

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
River Eves Elementary School	Elementary	PK–5	0.3 mi
Centennial High School	High	9–12	1.3 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 30076

54 CRIME INDEX	82 AIR POLLUTION	42,728 POPULATION	\$113K MEDIAN IN-COME	60°F AVG TEMP	61% SUNSHINE
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------