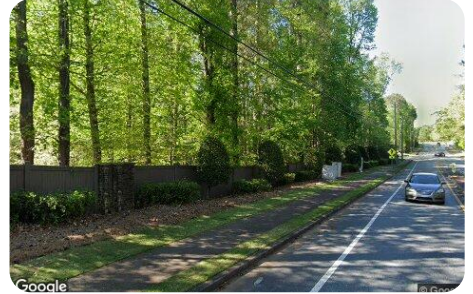


Single Family Residence **RESIDENTIAL**

195 RIVER TERRACE CT

ROSWELL, GA 30076

\$502,881 TopHap Estimate · \$309 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

1,626 ft²

LIVING AREA

0.47 ac

LOT SIZE

1989

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$503K

\$472K low

\$534K high

Last Sale

\$287,000 · Sep 9, 2005

Est. Owner Equity

\$215,881

Loan-to-Value

56%

TAX & ASSESSMENT

Property Tax	\$2,527 (2025)
Assessed Value	\$171,080
Previous Assessed	\$170,560
Assessor Market Value	\$427,700

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	FULTON
Lot (acres)	0.47
Heating	Yes
Cooling	Yes
Fireplace	Yes
Garage	Garage, Basement
Pool	No
View	Neighborhood / Spot

Patio · 154 ft²

Porch · 32 ft²

CLIMATE RISK

1
FLOOD

13
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 23, 2005	Resale	Deed	\$287,000	\$177	\$287K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
River Eves Elementary School	Elementary	PK–5	0.3 mi
Centennial High School	High	9–12	1.2 mi
Holcomb Bridge Middle School	Middle	6–8	1.3 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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