

Single Family Residence **RESIDENTIAL**

1279 OLD RIVERSIDE RD

ROSWELL, GA 30076

\$1,052,071 TopHap Estimate · \$298 / ft² · confidence 89 · as of Jul 14, 2026



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2

BEDS

3

BATHS

3,536 ft²

LIVING AREA

0.53 ac

LOT SIZE

1987

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$1.1M

\$941K low

\$1.2M high

Est. Owner Equity

\$541,671

Loan-to-Value

49%

TAX & ASSESSMENT

Property Tax	\$3,853 (2025)
Assessed Value	\$337,720
Previous Assessed	\$278,800
Assessor Market Value	\$844,300

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.53
Heating	Yes
Cooling	Yes
Fireplace	Yes
Garage	Garage, Basement
Pool	No
View	Neighborhood / Spot

Deck

Patio · 96 ft²

Porch · 252 ft²

CLIMATE RISK

79

FLOOD

12

WILDFIRE

85

HEAT

94

STORM

45

DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 23, 2025	Quitclaim	Quit Claim Transfer			
Oct 31, 2012	Resale	Grant Deed	\$573,000	\$162	\$417K
Jul 12, 2005	Resale	Deed	\$850,000	\$240	\$680K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
River Eves Elementary School	Elementary	PK–5	0.7 mi
Centennial High School	High	9–12	2.2 mi

Holcomb Bridge Middle School

Middle

6–8

2.3 mi

District: Fulton County School District



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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

Absentee owner