

Single Family Residence **RESIDENTIAL**

370 SHADY RIVER TRCE

ROSWELL, GA 30076

\$635,460 TopHap Estimate · \$219 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,905 ft²

LIVING AREA

0.28 ac

LOT SIZE

1992

YEAR BUILT

1

STORIES

8

ROOMS

VALUATION

\$635K

\$607K low

\$664K high

Last Sale

\$280,000 · Oct 31, 2005

Est. Owner Equity

\$255,960

Loan-to-Value

59%

TAX & ASSESSMENT

Property Tax	\$3,323 (2025)
Assessed Value	\$192,600
Previous Assessed	\$197,360
Assessor Market Value	\$481,500

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

CLIMATE RISK

1 FLOOD	12 WILDFIRE	85 HEAT	92 STORM	45 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 15, 2005	Resale	Deed	\$280,000	\$96	\$197K
Sep 15, 2005	Quitclaim	Quit Claim Transfer			

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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