

Single Family Residence **RESIDENTIAL**

# 1247 RIVERSIDE RD

ROSWELL, GA 30076

**\$826,438** TopHap Estimate · \$287 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**3**

BEDS

**2.5**

BATHS

**2,880 ft<sup>2</sup>**

LIVING AREA

**0.24 ac**

LOT SIZE

**1990**

YEAR BUILT

**2**

STORIES

**8**

ROOMS

## VALUATION

**\$826K**

\$778K low

\$875K high

Last Sale

**\$550,000 · Sep 26, 2008**

Est. Owner Equity

**\$258,938**

Loan-to-Value

**67%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$7,053 (2025) |
| Assessed Value        | \$270,040      |
| Previous Assessed     | \$212,400      |
| Assessor Market Value | \$675,100      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Modern                  |
| County        | FULTON                  |
| Lot (acres)   | 0.24                    |
| Heating       | Yes                     |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Pool          | No                      |
| View          | Neighborhood / Spot     |

## CLIMATE RISK

|             |               |            |             |               |
|-------------|---------------|------------|-------------|---------------|
| 99<br>FLOOD | 3<br>WILDFIRE | 85<br>HEAT | 94<br>STORM | 45<br>DROUGHT |
|-------------|---------------|------------|-------------|---------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED       | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|--------|------------|-----------|--------------------|--------|
| Sep 19, 2008 | Resale | Grant Deed | \$550,000 | \$191              | \$417K |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| River Eves Elementary School | Elementary | PK–5   | 0.7 mi   |
| Centennial High School       | High       | 9–12   | 2.1 mi   |
| Holcomb Bridge Middle School | Middle     | 6–8    | 2.3 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

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

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|