

Single Family Residence **RESIDENTIAL**

1875 RIVER FALLS DR

ROSWELL, GA 30076

\$1,066,171 TopHap Estimate · \$267 / ft² · confidence 95 · as of Jul 14, 2026



5

BEDS

4.5

BATHS

3,999 ft²

LIVING AREA

0.23 ac

LOT SIZE

1996

YEAR BUILT

2

STORIES

10

ROOMS

VALUATION

\$1.1M

\$1M low

\$1.1M high

Est. Owner Equity

\$306,171

Loan-to-Value

73%

TAX & ASSESSMENT

Property Tax	\$7,264 (2025)
Assessed Value	\$311,640
Previous Assessed	\$289,480
Assessor Market Value	\$779,100

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	FULTON
Lot (acres)	0.23
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Patio · 310 ft²

Porch · 44 ft²

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	\$/FT²	LOAN
Aug 5, 2024	Quitclaim	Quit Claim Transfer			
Jul 30, 2021	Resale	Warranty Deed	\$800,000	\$200	\$760K
May 27, 2016	Resale	Grant Deed	\$470,000	\$118	\$376K
May 27, 2016	Quitclaim	Quit Claim Transfer			
Feb 24, 2011	Quitclaim	Quit Claim Transfer			\$200K
Feb 24, 2009	Resale	Grant Deed	\$280,000	\$70	
Nov 4, 2008	Non-arms-length	Grant Deed	\$516,150	\$129	
Apr 27, 2006	Resale	Warranty Deed	\$430,200	\$108	\$430K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
River Eves Elementary School	Elementary	PK–5	0.5 mi
Centennial High School	High	9–12	1.1 mi
Holcomb Bridge Middle School	Middle	6–8	1.1 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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