

Single Family Residence **RESIDENTIAL**

2085 RIVER FALLS DR

ROSWELL, GA 30076

\$1,009,937 TopHap Estimate · \$234 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

3.5

BATHS

4,318 ft²

LIVING AREA

0.47 ac

LOT SIZE

2003

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$1M

\$946K low

\$1.1M high

Last Sale

\$850,000 · Jul 10, 2024

Est. Owner Equity

\$266,187

Loan-to-Value

72%

TAX & ASSESSMENT

Property Tax	\$8,058 (2025)
Assessed Value	\$320,000
Previous Assessed	\$349,400
Assessor Market Value	\$800,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	FULTON
Lot (acres)	0.47
Construction	Brick
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Deck

Patio · 396 ft²

Porch · 495 ft²

CLIMATE RISK

25
FLOOD

10
WILDFIRE

85
HEAT

92
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
Jul 8, 2024	Resale	Warranty Deed	\$850,000	\$197	\$744K
Jun 14, 2021	Resale	Warranty Deed	\$689,000	\$160	
Jun 1, 2004	Recorded document	Warranty Deed			
Jun 1, 2004	Resale	Grant Deed	\$438,400	\$102	\$350K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
River Eves Elementary School	Elementary	PK–5	0.7 mi
Centennial High School	High	9–12	0.9 mi
Holcomb Bridge Middle School	Middle	6–8	0.9 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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