

Single Family Residence

RESIDENTIAL

1920 RIVER FALLS DR

ROSWELL, GA 30076

\$772,495 TopHap Estimate · \$222 / ft² · confidence 92 · as of Jul 14, 2026

4

BEDS

3.5

BATHS

3,479 ft²

LIVING AREA

0.21 ac

LOT SIZE

1994

YEAR BUILT

1

STORIES

8

ROOMS

VALUATION

\$772K

\$711K low

\$834K high

Last Sale

\$379,900 · Apr 27, 2020

Est. Owner Equity

\$0

Loan-to-Value

110%

TAX & ASSESSMENT

Property Tax

\$4,467 (2025)

Assessed Value

\$232,000

Previous Assessed

\$168,000

Assessor Market Value

\$580,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.21
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Deck

Patio · 176 ft²

Porch · 24 ft²

CLIMATE RISK

38
FLOOD

9
WILDFIRE

85
HEAT

92
STORM

45
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 10, 2019	Recorded document	Grant Deed			
Sep 3, 2019	Non-arms-length	Trustees Deed	\$405,121	\$116	
Jul 31, 2015	Resale	Grant Deed	\$433,000	\$124	\$443K
Jul 13, 2012	Resale	Grant Deed	\$230,000	\$66	
Jan 3, 2012	Non-arms-length	Trustees Deed	\$358,000	\$103	
Aug 27, 2007	Quitclaim	Quit Claim Transfer			
Aug 27, 2007	Quitclaim	Quit Claim Transfer			
Jul 30, 2007	Resale	Deed	\$470,000	\$135	\$447K
Jul 30, 2007	Resale	Grant Deed	\$470,000	\$135	\$447K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
River Eves Elementary School	Elementary	PK–5	0.6 mi
Centennial High School	High	9–12	1.0 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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