

Single Family Residence **RESIDENTIAL**

620 RIVER FALLS CT

ROSWELL, GA 30076

\$814,919 TopHap Estimate · \$205 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

3,966 ft²

LIVING AREA

0.21 ac

LOT SIZE

1994

YEAR BUILT

1

STORIES

8

ROOMS

VALUATION

\$815K

\$774K low

\$856K high

Last Sale

\$420,000 · Dec 10, 2018

Est. Owner Equity

\$314,919

Loan-to-Value

66%

TAX & ASSESSMENT

Property Tax	\$4,648 (2025)
Assessed Value	\$205,880
Previous Assessed	\$223,760
Assessor Market Value	\$514,700

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

Patio · 252 ft²

Porch · 53 ft²

CLIMATE RISK

1

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
Nov 8, 2018	Resale	Grant Deed	\$420,000	\$106	\$336K
Mar 22, 2018	Quitclaim	Quit Claim Transfer			
Jul 5, 2017	Non-arms-length	Trustees Deed	\$436,500	\$110	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
River Eves Elementary School	Elementary	PK–5	0.5 mi
Centennial High School	High	9–12	1.0 mi
Holcomb Bridge Middle School	Middle	6–8	1.2 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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