

Single Family Residence **RESIDENTIAL**

2055 RIVER FALLS DR

ROSWELL, GA 30076

\$902,969 TopHap Estimate · \$224 / ft² · confidence 96 · as of Jul 14, 2026



4
BEDS

4.5
BATHS

4,027 ft²
LIVING AREA

0.42 ac
LOT SIZE

2003
YEAR BUILT

2
STORIES

8
ROOMS

VALUATION

\$903K

\$862K low

\$944K high

Last Sale

\$560,000 · Dec 20, 2017

Est. Owner Equity

\$490,469

Loan-to-Value

48%

TAX & ASSESSMENT

Property Tax	\$7,524 (2025)
Assessed Value	\$288,080
Previous Assessed	\$288,080
Assessor Market Value	\$720,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	FULTON
Lot (acres)	0.42
Construction	Brick
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Deck Patio · 270 ft² Porch · 56 ft²

CLIMATE RISK

79 FLOOD	9 WILDFIRE	85 HEAT	92 STORM	45 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 4, 2006	Quitclaim	Quit Claim Transfer			
Aug 1, 2003	Recorded document	Warranty Deed			
Mar 1, 2004	Resale	Warranty Deed	\$445,500	\$111	\$200K

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
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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	Absentee owner
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