

Single Family Residence

RESIDENTIAL

645 RIVER FALLS CT

ROSWELL, GA 30076

\$731,602 TopHap Estimate · \$241 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

3

BATHS

3,041 ft²

LIVING AREA

0.24 ac

LOT SIZE

1994

YEAR BUILT

1

STORIES

8

ROOMS

VALUATION

\$732K

\$680K low

\$784K high

Last Sale

\$417,000 · Mar 28, 2014

Est. Owner Equity

\$91,508

Loan-to-Value

88%

TAX & ASSESSMENT

Property Tax	\$4,936 (2025)
Assessed Value	\$217,440
Previous Assessed	\$236,400
Assessor Market Value	\$543,600

PROPERTY FACTS

Property Type	Single Family Residence
County	FULTON
Lot (acres)	0.24
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Deck

Patio · 276 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
Sep 25, 2024	Quitclaim	Quit Claim Transfer			\$320K
May 27, 2015	Quitclaim	Quit Claim Transfer			
Mar 28, 2014	Resale	Grant Deed	\$417,000	\$137	\$426K

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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