

Single Family Residence **RESIDENTIAL**

1965 RIVER FALLS DR

ROSWELL, GA 30076

\$841,603 TopHap Estimate · \$222 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

3,786 ft²

LIVING AREA

0.21 ac

LOT SIZE

1995

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$842K

\$773K low

\$910K high

Last Sale

\$426,500 · Sep 13, 1999

Est. Owner Equity

\$551,803

Loan-to-Value

37%

TAX & ASSESSMENT

Property Tax	\$5,421 (2025)
Assessed Value	\$260,560
Previous Assessed	\$268,880
Assessor Market Value	\$651,400

PROPERTY FACTS

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

Patio · 112 ft²

Porch · 675 ft²

CLIMATE RISK

65

FLOOD

8

WILDFIRE

85

HEAT

92

STORM

45

DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

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	1.0 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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