

Single Family Residence

RESIDENTIAL

2035 RIVER FALLS DR

ROSWELL, GA 30076

\$782,816 TopHap Estimate · \$217 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

3.5

BATHS

3,615 ft²

LIVING AREA

0.21 ac

LOT SIZE

1996

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$783K

\$753K low

\$812K high

Last Sale

\$375,000 · Oct 5, 2012

Est. Owner Equity

\$782,816

TAX & ASSESSMENT

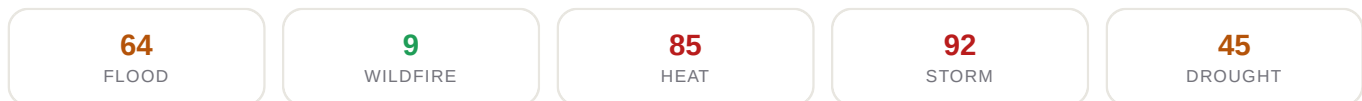
Property Tax	\$2,788 (2025)
Assessed Value	\$257,160
Previous Assessed	\$265,320
Assessor Market Value	\$642,900

PROPERTY FACTS

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

Deck Patio · 454 ft² Porch · 124 ft²

CLIMATE RISK



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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 5, 2012	Resale	Grant Deed	\$375,000	\$104	
Apr 6, 2005	Resale	Warranty Deed	\$82,000	\$23	
Jun 30, 2004	Resale	Grant Deed	\$483,900	\$134	\$387K

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	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
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------