

Single Family Residence **RESIDENTIAL**

2065 RIVER FALLS DR

ROSWELL, GA 30076

\$803,423 TopHap Estimate · \$256 / ft² · confidence 93 · as of Jul 14, 2026



5
BEDS

3.5
BATHS

3,139 ft²
LIVING AREA

0.34 ac
LOT SIZE

2000
YEAR BUILT

1
STORIES

15
ROOMS

VALUATION

\$803K

\$748K low

\$859K high

Last Sale

\$519,900 · Sep 13, 2004

Est. Owner Equity

\$32,423

Loan-to-Value

96%

TAX & ASSESSMENT

Property Tax	\$5,232 (2025)
Assessed Value	\$258,120
Previous Assessed	\$261,920
Assessor Market Value	\$645,300

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.34
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Patio · 420 ft²

Porch · 252 ft²

CLIMATE RISK

83 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
Aug 30, 2004	Resale	Warranty Deed	\$519,900	\$166	\$522K

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

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



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

OWNERSHIP

Occupancy	Owner occupied
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