

Single Family Residence

RESIDENTIAL

1955 RIVER FALLS DR

ROSWELL, GA 30076

\$909,200

TopHap Estimate · \$227 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

3.5

BATHS

4,004 ft²

LIVING AREA

0.22 ac

LOT SIZE

1996

YEAR BUILT

2

STORIES

11

ROOMS

VALUATION

\$909K

\$869K low

\$949K high

Last Sale

\$575,000 · Aug 15, 2016

Est. Owner Equity

\$506,700

Loan-to-Value

47%

TAX & ASSESSMENT

Property Tax	\$6,489 (2025)
Assessed Value	\$248,440
Previous Assessed	\$256,200
Assessor Market Value	\$621,100

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	FULTON
Lot (acres)	0.22
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Porch · 100 ft²

CLIMATE RISK

38 FLOOD	8 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 15, 2016	Resale	Grant Deed	\$575,000	\$144	\$403K
Nov 8, 2007	Quitclaim	Quit Claim Transfer			
Nov 8, 2007	Quitclaim	Quit Claim Transfer			
Nov 8, 2007	Resale	Deed	\$650,000	\$162	\$417K
Jan 26, 2004	Resale	Warranty Deed	\$580,000	\$145	\$464K

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	1.1 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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