

Single Family Residence

RESIDENTIAL

1845 RIVER FALLS DR

ROSWELL, GA 30076

\$743,456 TopHap Estimate · \$248 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

2,993 ft²

LIVING AREA

0.21 ac

LOT SIZE

1995

YEAR BUILT

1

STORIES

9

ROOMS

VALUATION

\$743K

\$689K low

\$797K high

Last Sale

\$438,000 · Jun 30, 2015

Est. Owner Equity

\$743,456

TAX & ASSESSMENT

Property Tax	\$3,811 (2025)
Assessed Value	\$188,360
Previous Assessed	\$204,080
Assessor Market Value	\$470,900

PROPERTY FACTS

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

Patio · 352 ft²

CLIMATE RISK

56 FLOOD	8 WILDFIRE	85 HEAT	92 STORM	45 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 30, 2015	Resale	Grant Deed	\$438,000	\$146	
Mar 14, 2008	Resale	Deed	\$478,800	\$160	\$350K
Mar 14, 2008	Resale	Grant Deed	\$478,800	\$160	\$350K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
River Eves Elementary School	Elementary	PK–5	0.5 mi
Centennial High School	High	9–12	1.1 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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