

Single Family Residence **RESIDENTIAL**

2005 RIVER FALLS DR

ROSWELL, GA 30076

\$915,314 TopHap Estimate · \$231 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

3,958 ft²

LIVING AREA

0.39 ac

LOT SIZE

1997

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$915K

\$840K low

\$990K high

Last Sale

\$365,000 · May 20, 2015

Est. Owner Equity

\$606,182

Loan-to-Value

36%

TAX & ASSESSMENT

Property Tax	\$4,297 (2025)
Assessed Value	\$294,560
Previous Assessed	\$299,000
Assessor Market Value	\$736,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	FULTON
Lot (acres)	0.39
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Deck

Patio · 408 ft²

Porch · 66 ft²

CLIMATE RISK

70
FLOOD

9
WILDFIRE

85
HEAT

92
STORM

45
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 20, 2015	Resale	Grant Deed	\$365,000	\$92	\$349K
Dec 12, 2013	Quitclaim	Quit Claim Transfer			

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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