

Single Family Residence **RESIDENTIAL**

1995 RIVER FALLS DR

ROSWELL, GA 30076

\$835,227 TopHap Estimate · \$285 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

2,928 ft²

LIVING AREA

0.31 ac

LOT SIZE

1996

YEAR BUILT

2

STORIES

14

ROOMS

VALUATION

\$835K

\$768K low

\$903K high

Last Sale

\$875,000 · Jun 24, 2024

Est. Owner Equity

\$835,227

TAX & ASSESSMENT

Property Tax	\$3,860 (2025)
Assessed Value	\$246,000
Previous Assessed	\$263,800
Assessor Market Value	\$615,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	FULTON
Lot (acres)	0.31
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Deck

Patio · 266 ft²

Porch · 210 ft²

CLIMATE RISK

49

FLOOD

8

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
Jun 20, 2024	Resale	Warranty Deed	\$875,000	\$299	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
River Eves Elementary School	Elementary	PK–5	0.6 mi
Holcomb Bridge Middle School	Middle	6–8	1.0 mi
Centennial High School	High	9–12	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.

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 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.

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 OWNERSHIP

Occupancy	Owner occupied
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