

Single Family Residence

RESIDENTIAL

1985 RIVER FALLS DR

ROSWELL, GA 30076

\$805,576

TopHap Estimate · \$246 / ft² · confidence 91 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

3,271 ft²

LIVING AREA

0.25 ac

LOT SIZE

1997

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$806K

\$730K low

\$881K high

Last Sale

\$414,900 · Feb 17, 1999

Est. Owner Equity

\$129,576

Loan-to-Value

83%

TAX & ASSESSMENT

Property Tax	\$4,328 (2025)
Assessed Value	\$252,000
Previous Assessed	\$187,200
Assessor Market Value	\$630,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.25
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Deck

Patio · 344 ft²

Porch · 70 ft²

CLIMATE RISK

25
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
May 17, 2017	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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