

Duplex (2 Units, Any Combination) **RESIDENTIAL**

1975 RIVER FALLS DR

ROSWELL, GA 30076

\$1,015,868 TopHap Estimate · \$252 / ft² · confidence 89 · as of Jun 23, 2026



5

BEDS

4.5

BATHS

4,037 ft²

LIVING AREA

0.21 ac

LOT SIZE

1998

YEAR BUILT

2

STORIES

9

ROOMS

VALUATION

\$1M

\$904K low

\$1.1M high

Last Sale

\$580,250 · Feb 24, 2020

Est. Owner Equity

\$645,868

Loan-to-Value

36%

TAX & ASSESSMENT

Property Tax	\$7,896 (2025)
Assessed Value	\$302,320
Previous Assessed	\$307,240
Assessor Market Value	\$755,800

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
Style	Duplex Single
County	FULTON
Lot (acres)	0.21
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Deck

Patio · 460 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
Feb 24, 2020	Resale	Grant Deed	\$580,300	\$144	\$313K
Aug 18, 2015	Resale	Grant Deed	\$490,000	\$121	\$392K
Mar 17, 2011	Quitclaim	Quit Claim Transfer			
Jul 29, 2004	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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