

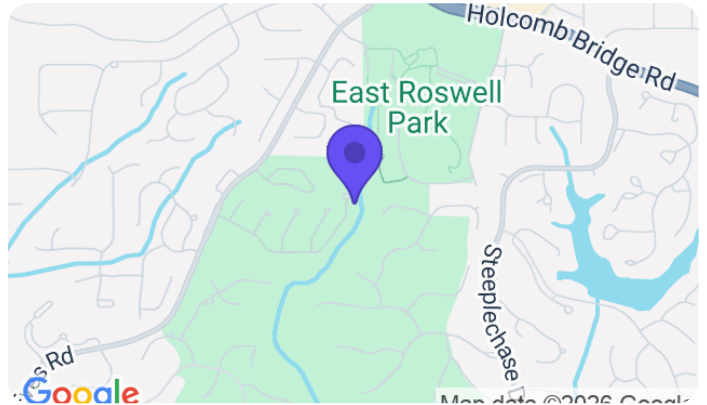
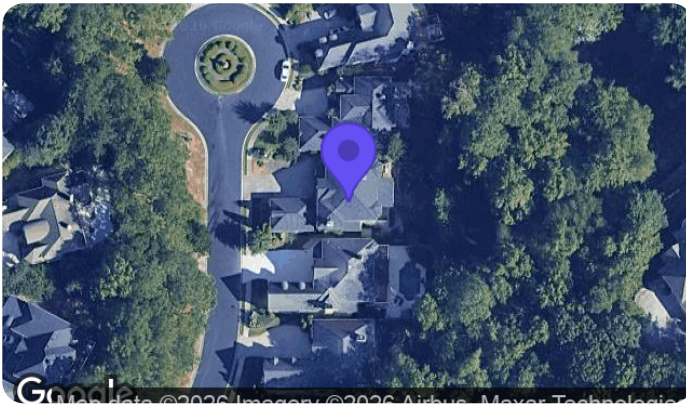
Single Family Residence

RESIDENTIAL

2115 RIVER FALLS DR

ROSWELL, GA 30076

\$893,049 TopHap Estimate · \$194 / ft² · confidence 90 · as of Jul 14, 2026



3

BEDS

3.5

BATHS

4,600 ft²

LIVING AREA

0.21 ac

LOT SIZE

1996

YEAR BUILT

2

STORIES

12

ROOMS

VALUATION

\$893K

\$803K low

\$983K high

Last Sale

\$635,000 · Mar 31, 2021

Est. Owner Equity

\$258,049

Loan-to-Value

72%

TAX & ASSESSMENT

Property Tax	\$7,496 (2025)
Assessed Value	\$287,000
Previous Assessed	\$296,400
Assessor Market Value	\$717,500

PROPERTY FACTS

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

Deck

Patio · 518 ft²

Porch · 89 ft²

CLIMATE RISK

42

FLOOD

10

WILDFIRE

85

HEAT

92

STORM

45

DROUGHT

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

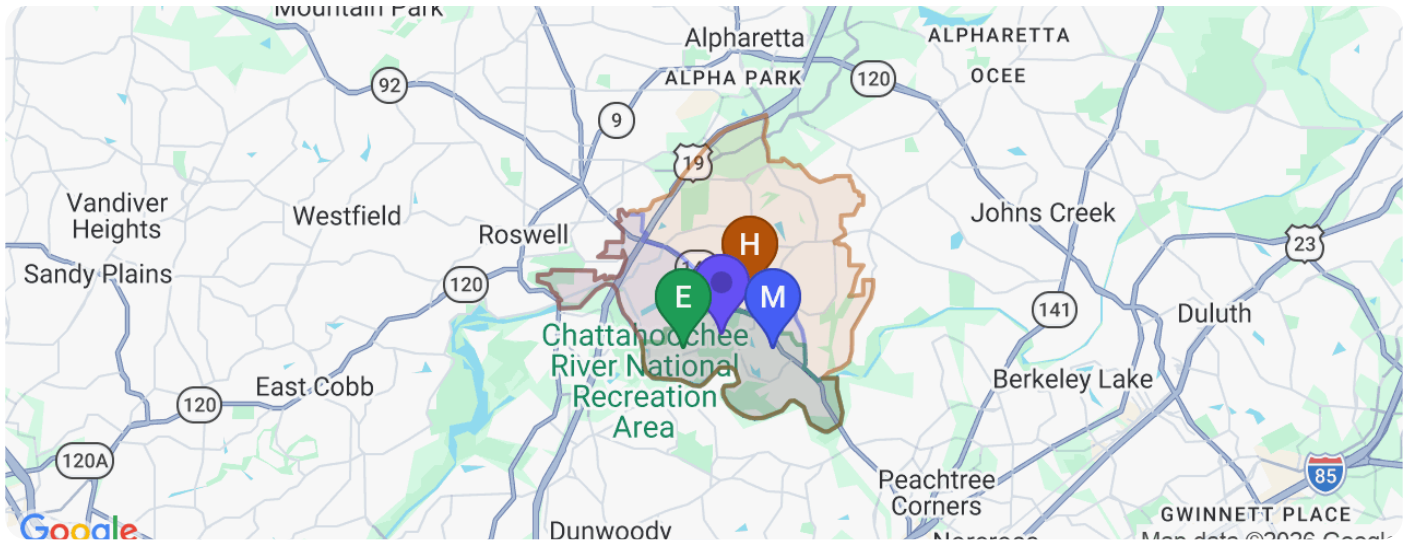
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 31, 2021	Resale	Warranty Deed	\$635,000	\$138	\$635K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
River Eves Elementary School	Elementary	PK–5	0.7 mi
Centennial High School	High	9–12	0.8 mi
Holcomb Bridge Middle School	Middle	6–8	0.9 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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