

Single Family Residence **RESIDENTIAL**

2145 RIVER FALLS DR

ROSWELL, GA 30076

\$1,080,262 TopHap Estimate · \$222 / ft² · confidence 96 · as of Jul 14, 2026



5

BEDS

4.5

BATHS

4,868 ft²

LIVING AREA

0.58 ac

LOT SIZE

1999

YEAR BUILT

2

STORIES

10

ROOMS

VALUATION

\$1.1M

\$1M low

\$1.1M high

Last Sale

\$120,000 · Jun 6, 1997

Est. Owner Equity

\$853,762

Loan-to-Value

22%

TAX & ASSESSMENT

Property Tax	\$7,548 (2025)
Assessed Value	\$348,720
Previous Assessed	\$354,000
Assessor Market Value	\$871,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	FULTON
Lot (acres)	0.58
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Patio · 728 ft²

CLIMATE RISK

68

FLOOD

10

WILDFIRE

85

HEAT

92

STORM

45

DROUGHT

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

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
River Eves Elementary School	Elementary	PK–5	0.8 mi
Centennial High School	High	9–12	0.8 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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