

Single Family Residence **RESIDENTIAL**

2095 RIVER FALLS DR

ROSWELL, GA 30076

\$1,074,464 TopHap Estimate · \$239 / ft² · confidence 96 · as of Jul 14, 2026



6

BEDS

4.5

BATHS

4,494 ft²

LIVING AREA

0.22 ac

LOT SIZE

1998

YEAR BUILT

2

STORIES

13

ROOMS

VALUATION

\$1.1M

\$1M low

\$1.1M high

Last Sale

\$683,000 · Nov 30, 2020

Est. Owner Equity

\$460,447

Loan-to-Value

58%

TAX & ASSESSMENT

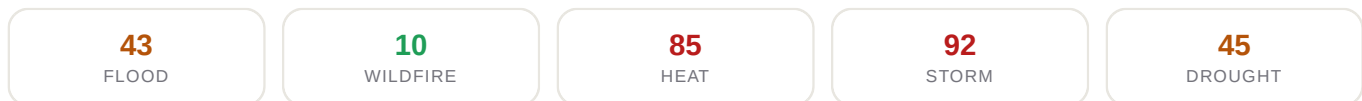
Property Tax	\$8,472 (2025)
Assessed Value	\$324,360
Previous Assessed	\$329,680
Assessor Market Value	\$810,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	FULTON
Lot (acres)	0.22
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Deck Patio · 598 ft² Porch · 26 ft²

CLIMATE RISK



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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 30, 2020	Resale	Grant Deed	\$683,000	\$152	\$510K
Sep 22, 2014	Resale	Grant Deed	\$503,000	\$112	\$453K
Jun 26, 2014	Financing	Trustees Deed			\$1.5M
Oct 1, 2013	Resale	Trustees Deed	\$321,201	\$71	
Nov 15, 2007	Quitclaim	Quit Claim Transfer			
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ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
River Eves Elementary School	Elementary	PK–5	0.7 mi
Centennial High School	High	9–12	0.9 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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