

Single Family Residence

RESIDENTIAL

1815 RIVER FALLS DR

ROSWELL, GA 30076

\$841,305

TopHap Estimate · \$220 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

3,831 ft²

LIVING AREA

0.25 ac

LOT SIZE

1994

YEAR BUILT

1

STORIES

8

ROOMS

VALUATION

\$841K

\$787K low

\$895K high

Last Sale

\$435,000 · May 12, 2005

Est. Owner Equity

\$383,405

Loan-to-Value

57%

TAX & ASSESSMENT

Property Tax	\$5,217 (2025)
Assessed Value	\$248,000
Previous Assessed	\$254,440
Assessor Market Value	\$620,000

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 · 528 ft²

CLIMATE RISK

1

FLOOD

9

WILDFIRE

85

HEAT

92

STORM

45

DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 11, 2005	Resale	Warranty Deed	\$435,000	\$114	\$348K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
River Eves Elementary School	Elementary	PK–5	0.5 mi
Centennial High School	High	9–12	1.1 mi
Holcomb Bridge Middle School	Middle	6–8	1.2 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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