

Single Family Residence **RESIDENTIAL**

1865 RIVER FALLS DR

ROSWELL, GA 30076

\$815,584 TopHap Estimate · \$212 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

3.5

BATHS

3,846 ft²

LIVING AREA

0.23 ac

LOT SIZE

1996

YEAR BUILT

2

STORIES

10

ROOMS

VALUATION

\$816K

\$743K low

\$888K high

Last Sale

\$425,000 · Sep 11, 2003

Est. Owner Equity

\$458,311

Loan-to-Value

45%

TAX & ASSESSMENT

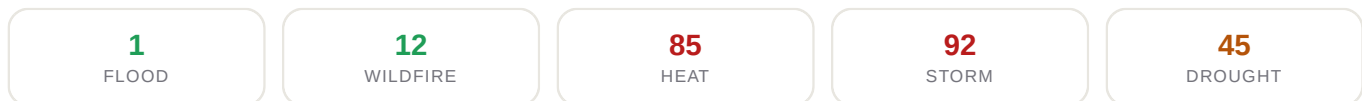
Property Tax	\$5,284 (2025)
Assessed Value	\$241,080
Previous Assessed	\$263,080
Assessor Market Value	\$602,700

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	FULTON
Lot (acres)	0.23
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Deck Patio · 310 ft² Porch · 76 ft²

CLIMATE RISK



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

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
River Eves Elementary School	Elementary	PK–5	0.5 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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