

Single Family Residence

RESIDENTIAL

1895 RIVER FALLS DR

ROSWELL, GA 30076

\$882,450

TopHap Estimate · \$234 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

6

BATHS

3,764 ft²

LIVING AREA

0.52 ac

LOT SIZE

1995

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$882K

\$825K low

\$940K high

Last Sale

\$355,000 · Mar 26, 2010

Est. Owner Equity

\$334,250

Loan-to-Value

64%

TAX & ASSESSMENT

Property Tax	\$6,388 (2025)
Assessed Value	\$287,960
Previous Assessed	\$301,880
Assessor Market Value	\$719,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	FULTON
Lot (acres)	0.52
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	Yes
View	Neighborhood / Spot

Patio · 400 ft²

Porch · 170 ft²

CLIMATE RISK

60 FLOOD	10 WILDFIRE	85 HEAT	92 STORM	45 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 26, 2004	Resale	Warranty Deed	\$457,600	\$122	\$458K
Dec 19, 2003	Quitclaim	Quit Claim Transfer			

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	1.1 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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