

Single Family Residence

RESIDENTIAL

1870 RIVER FALLS DR

ROSWELL, GA 30076

\$747,847 TopHap Estimate · \$201 / ft² · confidence 93 · as of Jul 14, 2026

3

BEDS

3.5

BATHS

3,726 ft²

LIVING AREA

0.21 ac

LOT SIZE

1995

YEAR BUILT

1

STORIES

8

ROOMS

VALUATION

\$748K

\$698K low

\$797K high

Last Sale

\$529,900 · Apr 13, 2021

Est. Owner Equity

\$249,097

Loan-to-Value

69%

TAX & ASSESSMENT

Property Tax

\$4,156 (2025)

Assessed Value

\$220,800

Previous Assessed

\$227,440

Assessor Market Value

\$552,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.21
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Patio · 538 ft²

CLIMATE RISK

1 FLOOD	8 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
Apr 13, 2021	Resale	Warranty Deed	\$529,900	\$142	\$499K
Feb 12, 2020	Resale	Warranty Deed	\$390,000	\$105	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
River Eves Elementary School	Elementary	PK–5	0.5 mi
Centennial High School	High	9–12	1.0 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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