

Single Family Residence

RESIDENTIAL

2025 RIVER FALLS DR

ROSWELL, GA 30076

\$904,752 TopHap Estimate · \$257 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3

BATHS

3,518 ft²

LIVING AREA

0.21 ac

LOT SIZE

1998

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$905K

\$873K low

\$937K high

Last Sale

\$475,000 · Dec 17, 2003

Est. Owner Equity

\$554,752

Loan-to-Value

43%

TAX & ASSESSMENT

Property Tax	\$2,949 (2025)
Assessed Value	\$280,880
Previous Assessed	\$285,360
Assessor Market Value	\$702,200

PROPERTY FACTS

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

Deck

Patio · 460 ft²

Porch · 38 ft²

CLIMATE RISK

62

FLOOD

9

WILDFIRE

85

HEAT

92

STORM

45

DROUGHT

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

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
River Eves Elementary School	Elementary	PK–5	0.7 mi
Centennial High School	High	9–12	1.0 mi
Holcomb Bridge Middle School	Middle	6–8	1.0 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
--------------------------------------	--	---	---	-------------------------------------	------------------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------