

Townhouse

RESIDENTIAL

4040 RIVER RAPIDS DR

ROSWELL, GA 30076

\$635,301 TopHap Estimate · \$243 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

2,616 ft²

LIVING AREA

3,049 ft²

LOT SIZE

2019

YEAR BUILT

2

STORIES

10

ROOMS

VALUATION

\$635K

\$599K low

\$671K high

Last Sale

\$588,125 · May 27, 2020

Est. Owner Equity

\$215,301

Loan-to-Value

66%

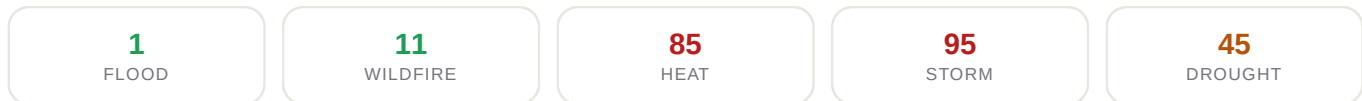
TAX & ASSESSMENT

Property Tax	\$5,908 (2025)
Assessed Value	\$260,920
Previous Assessed	\$238,040
Assessor Market Value	\$652,300

PROPERTY FACTS

Property Type	Townhouse
Style	Townhouse
County	FULTON
Lot (acres)	0.07
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Commercial/Industrial

CLIMATE RISK



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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 27, 2020	Resale	Grant Deed	\$588,200	\$225	\$320K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Esther Jackson Elementary	Elementary	PK–5	0.5 mi
Centennial High School	High	9–12	2.1 mi
Holcomb Bridge Middle School	Middle	6–8	2.8 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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