

Townhouse

**RESIDENTIAL**

# 5030 RIVER RAPIDS DR

ROSWELL, GA 30076

**\$628,808** TopHap Estimate · \$240 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**3**

BEDS

**3.5**

BATHS

**2,616 ft<sup>2</sup>**

LIVING AREA

**2,613 ft<sup>2</sup>**

LOT SIZE

**2018**

YEAR BUILT

**2**

STORIES

**10**

ROOMS

## VALUATION

**\$629K**

\$593K low

\$664K high

Est. Owner Equity

**\$528,807**

Loan-to-Value

**16%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,217 (2025) |
| Assessed Value        | \$263,960      |
| Previous Assessed     | \$240,960      |
| Assessor Market Value | \$659,900      |

## PROPERTY FACTS

|               |                       |
|---------------|-----------------------|
| Property Type | Townhouse             |
| Style         | Townhouse             |
| County        | FULTON                |
| Lot (acres)   | 0.06                  |
| Heating       | Yes                   |
| Cooling       | Yes                   |
| Pool          | No                    |
| View          | Commercial/Industrial |

Porch · 200 ft²

## CLIMATE RISK

**1**  
FLOOD

**11**  
WILDFIRE

**85**  
HEAT

**95**  
STORM

**45**  
DROUGHT

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

## 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>54</b><br>CRIME INDEX | <b>82</b><br>AIR POLLUTION | <b>42,728</b><br>POPULATION | <b>\$113K</b><br>MEDIAN IN-COME | <b>60°F</b><br>AVG TEMP | <b>61%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|