

Townhouse

RESIDENTIAL

5040 RIVER RAPIDS DR

ROSWELL, GA 30076

\$720,677 TopHap Estimate · \$227 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

3,170 ft²

LIVING AREA

3,049 ft²

LOT SIZE

2018

YEAR BUILT

2

STORIES

12

ROOMS

VALUATION

\$721K

\$689K low

\$752K high

Last Sale

\$770,000 · Jul 9, 2024

Est. Owner Equity

\$335,677

Loan-to-Value

52%

TAX & ASSESSMENT

Property Tax	\$6,524 (2025)
Assessed Value	\$310,720
Previous Assessed	\$254,960
Assessor Market Value	\$776,800

PROPERTY FACTS

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

Porch · 304 ft²

CLIMATE RISK

1
FLOOD

11
WILDFIRE

85
HEAT

95
STORM

45
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 14, 2024	Resale	Warranty Deed	\$770,000	\$243	\$385K
Feb 16, 2021	Resale	Limited Warranty Deed	\$699,995	\$221	\$700K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Esther Jackson Elementary	Elementary	PK–5	0.6 mi
Centennial High School	High	9–12	2.2 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



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

OWNERSHIP

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