

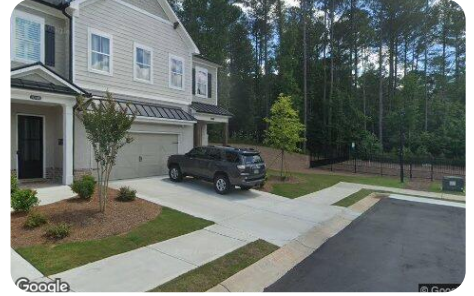
Townhouse

RESIDENTIAL

7040 RIVER RAPIDS DR

ROSWELL, GA 30076

\$639,575 TopHap Estimate · \$221 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,892 ft²

LIVING AREA

2,613 ft²

LOT SIZE

2020

YEAR BUILT

2

STORIES

10

ROOMS

VALUATION

\$640K

\$604K low

\$675K high

Est. Owner Equity

\$213,137

Loan-to-Value

66%

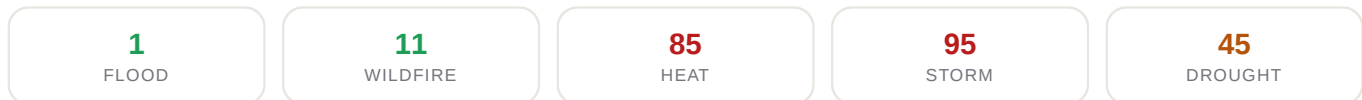
TAX & ASSESSMENT

Property Tax	\$6,343 (2025)
Assessed Value	\$242,840
Previous Assessed	\$221,160
Assessor Market Value	\$607,100

PROPERTY FACTS

Property Type	Townhouse
Style	Townhouse
County	FULTON
Lot (acres)	0.06
Heating	Yes
Cooling	Central
Pool	No
View	Neighborhood / Spot

CLIMATE RISK



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

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	2.9 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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