

Townhouse **RESIDENTIAL**

10045 RIVER ROCK DR

ROSWELL, GA 30076

\$618,639 TopHap Estimate · \$281 / ft² · confidence 94 · as of Jul 14, 2026



3
BEDS

3.5
BATHS

2,200 ft²
LIVING AREA

2,178 ft²
LOT SIZE

2020
YEAR BUILT

2
STORIES

10
ROOMS

2
PARKING

VALUATION

\$619K

\$581K low

\$656K high

Last Sale

\$650,000 · Sep 9, 2024

Est. Owner Equity

\$218,639

Loan-to-Value

66%

TAX & ASSESSMENT

Property Tax	\$5,950 (2025)
Assessed Value	\$255,600
Previous Assessed	\$233,120
Assessor Market Value	\$639,000

PROPERTY FACTS

Property Type	Townhouse
Style	Townhouse
County	FULTON
Lot (acres)	0.05
Heating	Yes
Cooling	Central
Garage	Garage, Basement
Pool	No
View	Neighborhood / Spot

CLIMATE RISK

1 FLOOD	10 WILDFIRE	85 HEAT	95 STORM	45 DROUGHT
------------	----------------	------------	-------------	---------------

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 3, 2024	Resale	Warranty Deed	\$650,000	\$295	\$400K
Jun 9, 2021	Resale	Limited Warranty Deed	\$480,923	\$219	\$433K

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
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

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