

Single Family Residence **RESIDENTIAL**

1935 RIVER FALLS DR

ROSWELL, GA 30076

\$846,801 TopHap Estimate · \$222 / ft² · confidence 91 · as of Jul 14, 2026



4

BEDS

4.5

BATHS

3,817 ft²

LIVING AREA

0.21 ac

LOT SIZE

1995

YEAR BUILT

2

STORIES

9

ROOMS

VALUATION

\$847K

\$775K low

\$919K high

Last Sale

\$368,000 · Jul 23, 1999

Est. Owner Equity

\$606,751

Loan-to-Value

30%

TAX & ASSESSMENT

Property Tax	\$5,345 (2025)
Assessed Value	\$257,400
Previous Assessed	\$265,600
Assessor Market Value	\$643,500

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	FULTON
Lot (acres)	0.21
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Deck

Patio · 500 ft²

Porch · 134 ft²

CLIMATE RISK

39 FLOOD	8 WILDFIRE	85 HEAT	92 STORM	45 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
River Eves Elementary School	Elementary	PK–5	0.6 mi
Centennial High School	High	9–12	1.0 mi
Holcomb Bridge Middle School	Middle	6–8	1.1 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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