

Single Family Residence **RESIDENTIAL**

1945 RIVER FALLS DR

ROSWELL, GA 30076

\$846,590 TopHap Estimate · \$249 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

3,401 ft²

LIVING AREA

0.23 ac

LOT SIZE

1999

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$847K

\$779K low

\$914K high

Last Sale

\$565,000 · Aug 28, 2019

Est. Owner Equity

\$521,590

Loan-to-Value

42%

TAX & ASSESSMENT

Property Tax	\$6,686 (2025)
Assessed Value	\$256,000
Previous Assessed	\$259,920
Assessor Market Value	\$640,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	FULTON
Lot (acres)	0.23
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Deck

Patio · 452 ft²

Porch · 30 ft²

CLIMATE RISK

39

FLOOD

8

WILDFIRE

85

HEAT

92

STORM

45

DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 13, 2020	Recorded document	Correction Deed			
Nov 13, 2020	Recorded document	Warranty Deed			
Aug 28, 2019	Non-arms-length	Grant Deed	\$565,000	\$166	\$452K
Dec 17, 2007	Quitclaim	Quit Claim Transfer			
Dec 17, 2007	Quitclaim	Quit Claim Transfer			

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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