

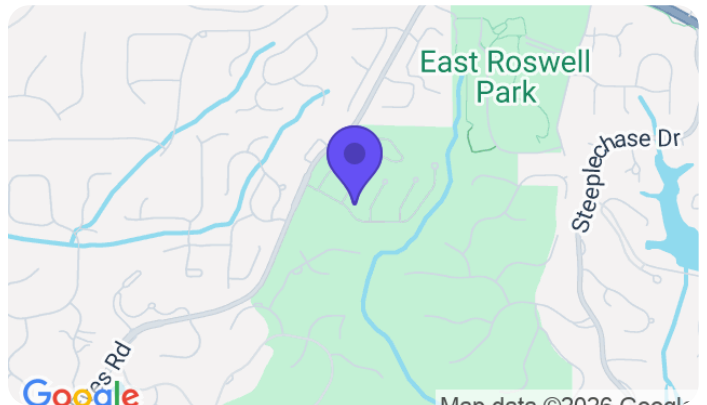
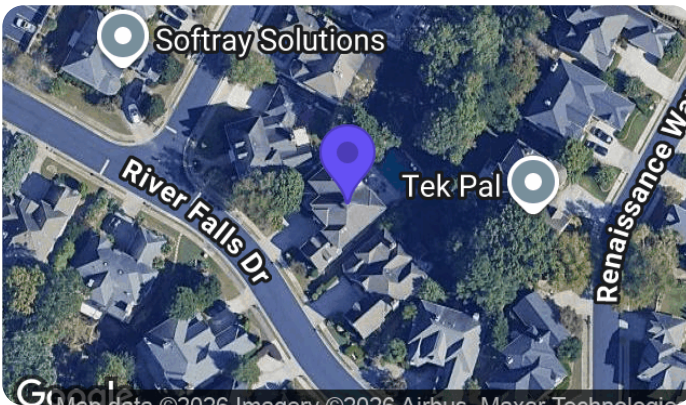
Single Family Residence

RESIDENTIAL

1850 RIVER FALLS DR

ROSWELL, GA 30076

\$845,524 TopHap Estimate · \$210 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

3.5

BATHS

4,030 ft²

LIVING AREA

0.21 ac

LOT SIZE

1996

YEAR BUILT

2

STORIES

10

ROOMS

VALUATION

\$846K

\$778K low

\$913K high

Last Sale

\$375,000 · Aug 8, 2005

Est. Owner Equity

\$105,324

Loan-to-Value

93%

TAX & ASSESSMENT

Property Tax	\$4,042 (2025)
Assessed Value	\$245,560
Previous Assessed	\$259,040
Assessor Market Value	\$613,900

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

Patio · 514 ft²

Porch · 82 ft²

CLIMATE RISK

1

FLOOD

8

WILDFIRE

85

HEAT

92

STORM

45

DROUGHT

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

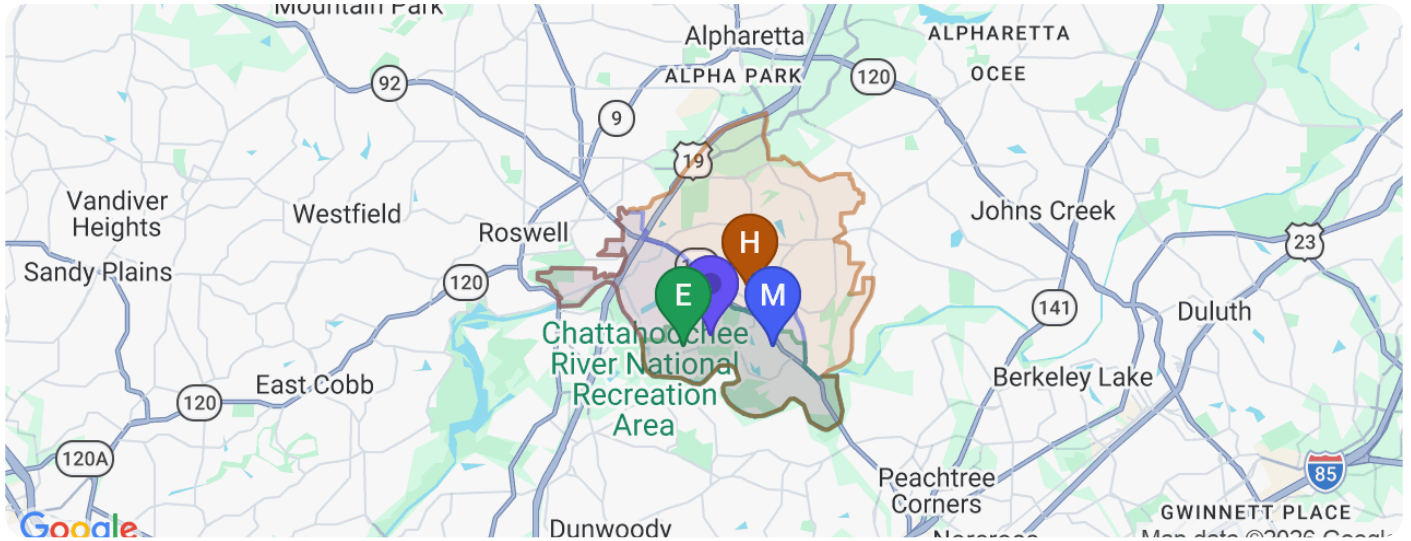
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 11, 2013	Quitclaim	Quit Claim Transfer			\$261K
Jul 26, 2005	Resale	Deed	\$375,000	\$93	\$300K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
River Eves Elementary School	Elementary	PK–5	0.5 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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