

Single Family Residence

RESIDENTIAL

1885 RIVER FALLS DR

ROSWELL, GA 30076

\$880,302 TopHap Estimate · \$221 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

4.5

BATHS

3,976 ft²

LIVING AREA

0.45 ac

LOT SIZE

1996

YEAR BUILT

2

STORIES

11

ROOMS

VALUATION

\$880K

\$806K low

\$955K high

Last Sale

\$670,000 · Aug 5, 2021

Est. Owner Equity

\$880,302

TAX & ASSESSMENT

Property Tax	\$7,623 (2025)
Assessed Value	\$291,840
Previous Assessed	\$300,640
Assessor Market Value	\$729,600

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	FULTON
Lot (acres)	0.45
Construction	Brick
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Deck

Patio · 310 ft²

Porch · 30 ft²

CLIMATE RISK

60

FLOOD

12

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
Aug 5, 2021	Resale	Warranty Deed	\$670,000	\$169	
Sep 25, 2020	Resale	Warranty Deed	\$533,000	\$134	\$294K
Aug 31, 2009	Recorded document	Grant Deed			
Aug 1, 2006	Non-arms-length	Trustees Deed	\$445,784	\$112	
Aug 1, 2006	Non-arms-length	Grant Deed	\$445,784	\$112	
Oct 31, 2005	Resale	Deed	\$535,000	\$135	\$428K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
River Eves Elementary School	Elementary	PK–5	0.5 mi
Centennial High School	High	9–12	1.1 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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