

Single Family Residence

RESIDENTIAL

1860 RIVER FALLS DR

ROSWELL, GA 30076

\$803,449 TopHap Estimate · \$223 / ft² · confidence 95 · as of Jul 14, 2026

3

BEDS

3.5

BATHS

3,609 ft²

LIVING AREA

0.21 ac

LOT SIZE

1996

YEAR BUILT

2

STORIES

12

ROOMS

VALUATION

\$803K

\$763K low

\$844K high

Last Sale

\$410,000 · Jan 17, 2006

Est. Owner Equity

\$803,449

TAX & ASSESSMENT

Property Tax	\$4,996 (2025)
Assessed Value	\$231,840
Previous Assessed	\$239,440
Assessor Market Value	\$579,600

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 · 156 ft²

Porch · 472 ft²

CLIMATE RISK

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 12, 2006	Resale	Warranty Deed	\$410,000	\$114	
Jan 12, 2006	Resale	Grant Deed	\$410,000	\$114	

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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