

Single Family Residence **RESIDENTIAL**

2045 RIVER FALLS DR

ROSWELL, GA 30076

\$898,519 TopHap Estimate · \$247 / ft² · confidence 91 · as of Jul 14, 2026



5
BEDS

4.5
BATHS

3,632 ft²
LIVING AREA

0.25 ac
LOT SIZE

2006
YEAR BUILT

2
STORIES

10
ROOMS

VALUATION

\$899K

\$817K low

\$980K high

Last Sale

\$371,500 · Oct 18, 2011

Est. Owner Equity

\$614,619

Loan-to-Value

33%

TAX & ASSESSMENT

Property Tax	\$6,511 (2025)
Assessed Value	\$275,800
Previous Assessed	\$275,800
Assessor Market Value	\$689,500

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.25
Construction	Brick
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Patio · 240 ft²

CLIMATE RISK

69
FLOOD

9
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
Oct 18, 2011	Resale	Grant Deed	\$371,500	\$102	\$353K
Jun 7, 2011	Resale	Trustees Deed	\$395,000	\$109	
Jun 15, 2006	Resale	Warranty Deed	\$580,000	\$160	\$522K
Jun 15, 2006	Resale	Grant Deed	\$580,000	\$160	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
River Eves Elementary School	Elementary	PK–5	0.7 mi
Centennial High School	High	9–12	0.9 mi
Holcomb Bridge Middle School	Middle	6–8	1.0 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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