

Single Family Residence **RESIDENTIAL**

1825 RIVER FALLS DR

ROSWELL, GA 30076

\$826,300 TopHap Estimate · \$224 / ft² · confidence 94 · as of Jul 14, 2026



5

BEDS

4.5

BATHS

3,690 ft²

LIVING AREA

0.25 ac

LOT SIZE

1994

YEAR BUILT

1

STORIES

8

ROOMS

VALUATION

\$826K

\$773K low

\$879K high

Last Sale

\$496,200 · Dec 11, 2006

Est. Owner Equity

\$32,530

Loan-to-Value

97%

TAX & ASSESSMENT

Property Tax	\$5,264 (2025)
Assessed Value	\$254,240
Previous Assessed	\$277,600
Assessor Market Value	\$635,600

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.26
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Deck

Patio · 321 ft²

CLIMATE RISK

56 FLOOD	9 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
Nov 17, 2006	Resale	Warranty Deed	\$496,200	\$134	\$397K

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	1.2 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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