

Single Family Residence

RESIDENTIAL

1905 RIVER FALLS DR

ROSWELL, GA 30076

\$938,127 TopHap Estimate · \$254 / ft² · confidence 98 · as of Jul 14, 2026

4

BEDS

3.5

BATHS

3,689 ft²

LIVING AREA

0.35 ac

LOT SIZE

1994

YEAR BUILT

2

STORIES

9

ROOMS

VALUATION

\$938K

\$917K low

\$959K high

Est. Owner Equity

\$938,127

TAX & ASSESSMENT

Property Tax	\$7,851 (2025)
Assessed Value	\$300,600
Previous Assessed	\$300,600
Assessor Market Value	\$751,500

PROPERTY FACTS

Property Type	Single Family Residence
County	FULTON
Lot (acres)	0.35
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Deck

Patio · 510 ft²

Porch · 464 ft²

CLIMATE RISK

60 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
Nov 1, 2025	Financing	Foreclosure			
Aug 29, 2014	Resale	Grant Deed	\$490,000	\$133	\$392K
Jun 27, 2008	Resale	Grant Deed	\$525,763	\$143	
Jun 9, 2006	Quitclaim	Quit Claim Transfer			\$515K
Oct 13, 2006	Quitclaim	Quit Claim Transfer			
Sep 14, 2005	Financing	Trustees Deed			\$188K

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	Absentee owner
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