

Single Family Residence **RESIDENTIAL**

1645 RIVER OAK DR

ROSWELL, GA 30075

\$603,722 TopHap Estimate · \$296 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,040 ft²

LIVING AREA

0.4 ac

LOT SIZE

1994

YEAR BUILT

2

STORIES

7

ROOMS

VALUATION

\$604K

\$575K low

\$633K high

Last Sale

\$211,000 · Oct 27, 2014

Est. Owner Equity

\$434,922

Loan-to-Value

29%

TAX & ASSESSMENT

Property Tax	\$3,990 (2025)
Assessed Value	\$186,280
Previous Assessed	\$197,560
Assessor Market Value	\$465,700

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.40
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Patio · 120 ft²

Porch · 52 ft²

CLIMATE RISK

48 FLOOD	3 WILDFIRE	85 HEAT	94 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
Oct 17, 2024	Financing	Warranty Deed			
Oct 27, 2014	Resale	Grant Deed	\$211,000	\$103	\$169K
Jul 18, 2008	Resale	Grant Deed	\$239,500	\$117	\$236K
Apr 10, 2008	Resale	Deed	\$185,000	\$91	\$148K
Apr 10, 2008	Resale	Grant Deed	\$185,000	\$91	\$148K
Oct 2, 2007	Non-arms-length	Trustees Deed	\$234,000	\$115	
Oct 2, 2007	Non-arms-length	Grant Deed	\$234,000	\$115	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roswell High School	High	9–12	0.8 mi
Crabapple Middle School	Middle	6–8	1.2 mi
Mountain Park Elementary School	Elementary	KG–5	2.2 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 30075

28 CRIME INDEX	83 AIR POLLUTION	58,252 POPULATION	\$152K 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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