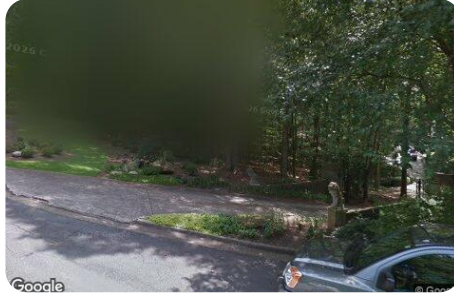


Single Family Residence **RESIDENTIAL**

245 RIVER LANDING DR

ROSWELL, GA 30075

\$744,302 TopHap Estimate · \$185 / ft² · confidence 94 · as of Jul 14, 2026



5
BEDS

4.5
BATHS

4,027 ft²
LIVING AREA

1.01 ac
LOT SIZE

1985
YEAR BUILT

1
STORIES

11
ROOMS

2
PARKING

VALUATION

\$744K

\$699K low

\$789K high

Last Sale

\$347,500 · Feb 3, 2011

Est. Owner Equity

\$467,302

Loan-to-Value

35%

TAX & ASSESSMENT

Property Tax	\$6,242 (2025)
Assessed Value	\$239,000
Previous Assessed	\$259,320
Assessor Market Value	\$597,500

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	FULTON
Heating	Yes
Cooling	Yes
Fireplace	Yes
Garage	Garage, Basement
Pool	No
View	Neighborhood / Spot

Deck

Patio · 1,088 ft²

Porch · 352 ft²

CLIMATE RISK

1

FLOOD

16

WILDFIRE

85

HEAT

95

STORM

41

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 5, 2015	Quitclaim	Quit Claim Transfer			
Jan 28, 2011	Resale	Warranty Deed	\$347,500	\$86	\$278K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Esther Jackson Elementary	Elementary	PK–5	1.3 mi
Centennial High School	High	9–12	2.9 mi
Holcomb Bridge Middle School	Middle	6–8	3.6 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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