

Single Family Residence **RESIDENTIAL**

# 9430 RIVER LAKE DR

ROSWELL, GA 30075

**\$914,546** TopHap Estimate · \$355 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**5**

BEDS

**3.5**

BATHS

**2,578 ft<sup>2</sup>**

LIVING AREA

**0.6 ac**

LOT SIZE

**1968**

YEAR BUILT

**1**

STORIES

**7**

ROOMS

## VALUATION

**\$915K**

\$855K low

\$974K high

Last Sale

**\$600,000 · Feb 1, 2021**

Est. Owner Equity

**\$374,546**

Loan-to-Value

**54%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,737 (2025) |
| Assessed Value        | \$285,040      |
| Previous Assessed     | \$285,040      |
| Assessor Market Value | \$712,600      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Ranch                   |
| County        | FULTON                  |
| Lot (acres)   | 0.60                    |
| Heating       | Yes                     |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Pool          | No                      |
| View          | Neighborhood / Spot     |

Deck

Patio · 1,060 ft²

Porch · 135 ft²

## CLIMATE RISK

1

FLOOD

13

WILDFIRE

85

HEAT

95

STORM

41

DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED               | PRICE     | \$/FT² | LOAN   |
|--------------|-------------------|--------------------|-----------|--------|--------|
| Feb 1, 2021  | Resale            | Warranty Deed      | \$600,000 | \$233  | \$540K |
| May 30, 2013 | Recorded document | Affidavit Of Death |           |        |        |
| Mar 12, 2010 | Resale            | Grant Deed         | \$390,000 | \$151  |        |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Esther Jackson Elementary    | Elementary | PK–5   | 1.5 mi   |
| Centennial High School       | High       | 9–12   | 3.1 mi   |
| Holcomb Bridge Middle School | Middle     | 6–8    | 3.7 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

|                                      |                                        |                                         |                                             |                                     |                                    |
|--------------------------------------|----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|
| <div>28</div> <div>CRIME INDEX</div> | <div>83</div> <div>AIR POLLUTION</div> | <div>58,252</div> <div>POPULATION</div> | <div>\$152K</div> <div>MEDIAN IN-COME</div> | <div>60°F</div> <div>AVG TEMP</div> | <div>61%</div> <div>SUNSHINE</div> |
|--------------------------------------|----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|

Index values: 100 = US average; lower is better.

|
 OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|