

Single Family Residence

RESIDENTIAL

120 RIVER LANDING DR

ROSWELL, GA 30075

\$751,975 TopHap Estimate · \$215 / ft² · confidence 95 · as of Jul 14, 2026



5

BEDS

3.5

BATHS

3,501 ft²

LIVING AREA

1.25 ac

LOT SIZE

1980

YEAR BUILT

2

STORIES

10

ROOMS

VALUATION

\$752K

\$716K low

\$788K high

Last Sale

\$295,000 · Aug 17, 2012

Est. Owner Equity

\$475,475

Loan-to-Value

33%

TAX & ASSESSMENT

Property Tax	\$3,977 (2025)
Assessed Value	\$261,400
Previous Assessed	\$273,760
Assessor Market Value	\$653,500

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Construction	Brick
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Patio · 344 ft²

Porch · 545 ft²

CLIMATE RISK

37

FLOOD

14

WILDFIRE

85

HEAT

95

STORM

45

DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 17, 2012	Resale	Warranty Deed	\$295,000	\$84	\$209K

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	3.5 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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