

Single Family Residence

RESIDENTIAL

170 RIVER LANDING DR

ROSWELL, GA 30075

\$609,460

TopHap Estimate · \$258 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

3.5

BATHS

2,364 ft²

LIVING AREA

0.43 ac

LOT SIZE

1984

YEAR BUILT

2

STORIES

10

ROOMS

1

PARKING

VALUATION

\$609K

\$565K low

\$654K high

Last Sale

\$470,300 · Dec 28, 2021

Est. Owner Equity

\$233,220

Loan-to-Value

59%

TAX & ASSESSMENT

Property Tax	\$3,294 (2025)
Assessed Value	\$179,480
Previous Assessed	\$183,880
Assessor Market Value	\$448,700

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.43
Construction	Brick
Heating	Yes
Cooling	Yes
Fireplace	Yes
Garage	Garage, Basement
Pool	No
View	Neighborhood / Spot

Deck

Patio · 140 ft²

Porch · 24 ft²

CLIMATE RISK

17

FLOOD

14

WILDFIRE

85

HEAT

95

STORM

41

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 28, 2021	Resale	Warranty Deed	\$470,300	\$199	\$376K

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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