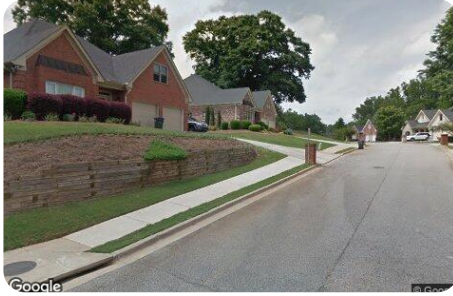


Single Family Residence **RESIDENTIAL**

1620 RIVER OAK DR

ROSWELL, GA 30075

\$618,109 TopHap Estimate · \$251 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

2,462 ft²

LIVING AREA

0.16 ac

LOT SIZE

1995

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$618K

\$595K low

\$641K high

Last Sale

\$575,000 · Jul 31, 2023

Est. Owner Equity

\$159,109

Loan-to-Value

74%

TAX & ASSESSMENT

Property Tax	\$5,159 (2025)
Assessed Value	\$209,000
Previous Assessed	\$230,320
Assessor Market Value	\$522,500

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	FULTON
Lot (acres)	0.16
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Patio · 224 ft²

Porch · 280 ft²

CLIMATE RISK

25
FLOOD

12
WILDFIRE

85
HEAT

94
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
Jul 31, 2023	Resale	Warranty Deed	\$575,000	\$234	\$460K
Jun 21, 2022	Resale	Warranty Deed	\$585,000	\$238	\$415K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roswell High School	High	9–12	0.8 mi
Crabapple Middle School	Middle	6–8	1.1 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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