

Single Family Residence

RESIDENTIAL

9440 RIVER LAKE DR

ROSWELL, GA 30075

\$703,406 TopHap Estimate · \$270 / ft² · confidence 95 · as of Jul 14, 2026



5

BEDS

4.5

BATHS

2,604 ft²

LIVING AREA

0.61 ac

LOT SIZE

1968

YEAR BUILT

1

STORIES

7

ROOMS

VALUATION

\$703K

\$666K low

\$741K high

Last Sale

\$630,000 · Feb 11, 2022

Est. Owner Equity

\$136,406

Loan-to-Value

78%

TAX & ASSESSMENT

Property Tax	\$3,686 (2025)
Assessed Value	\$264,000
Previous Assessed	\$308,200
Assessor Market Value	\$660,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	FULTON
Lot (acres)	0.61
Construction	Brick
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Patio · 456 ft²

Porch · 440 ft²

CLIMATE RISK

1
FLOOD

12
WILDFIRE

85
HEAT

95
STORM

41
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 9, 2022	Non-arms-length	Warranty Deed	\$630,000	\$242	
Feb 9, 2022	Resale	Warranty Deed	\$630,000	\$242	\$567K
Aug 3, 2021	Resale	Warranty Deed	\$613,400	\$236	
Jul 1, 2021	Resale	Warranty Deed	\$425,000	\$163	\$426K

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

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

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

OWNERSHIP

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