

Single Family Residence **RESIDENTIAL**

9470 RIVER LAKE DR

ROSWELL, GA 30075

\$586,125 TopHap Estimate · \$269 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,176 ft²

LIVING AREA

0.67 ac

LOT SIZE

1968

YEAR BUILT

1

STORIES

7

ROOMS

VALUATION

\$586K

\$558K low

\$614K high

Last Sale

\$262,100 · Jan 23, 2004

Est. Owner Equity

\$126,525

Loan-to-Value

73%

TAX & ASSESSMENT

Property Tax	\$3,044 (2025)
Assessed Value	\$176,360
Previous Assessed	\$186,000
Assessor Market Value	\$440,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	FULTON
Lot (acres)	0.67
Construction	Brick
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Patio · 932 ft²

Porch · 225 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
Jan 13, 2004	Resale	Grant Deed	\$262,100	\$120	\$210K

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