

Single Family Residence

**RESIDENTIAL**

# 9480 RIVER LAKE DR

ROSWELL, GA 30075

**\$708,774** TopHap Estimate · \$378 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**5**

BEDS

**3.5**

BATHS

**1,876 ft<sup>2</sup>**

LIVING AREA

**0.67 ac**

LOT SIZE

**1965**

YEAR BUILT

**1**

STORIES

**7**

ROOMS

## VALUATION

**\$709K**

\$663K low

\$755K high

Last Sale

**\$632,870 · Dec 3, 2021**

Est. Owner Equity

**\$202,479**

Loan-to-Value

**63%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$6,409 (2025) |
| Assessed Value        | \$245,360      |
| Previous Assessed     | \$245,360      |
| Assessor Market Value | \$613,400      |

## 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 · 232 ft²

Porch · 220 ft²

## CLIMATE RISK

**1**  
FLOOD

**13**  
WILDFIRE

**85**  
HEAT

**95**  
STORM

**45**  
DROUGHT

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

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|---------------------|-----------|--------|--------|
| Dec 3, 2021  | Resale    | Warranty Deed       | \$632,870 | \$337  | \$506K |
| Oct 18, 2021 | Resale    | Warranty Deed       | \$628,000 | \$335  |        |
| Apr 27, 2017 | Resale    | Grant Deed          | \$428,500 | \$228  | \$300K |
| Sep 12, 2006 | Quitclaim | Quit Claim Transfer |           |        | \$200K |
| Sep 12, 2006 | Quitclaim | Quit Claim Transfer |           |        |        |
| Aug 22, 2006 | Quitclaim | Quit Claim Transfer |           |        |        |
| Aug 22, 2006 | Quitclaim | Quit Claim Transfer |           |        |        |

## 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

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

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

## OWNERSHIP

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