

Single Family Residence

RESIDENTIAL

9465 RIVER LAKE DR

ROSWELL, GA 30075

\$663,865

TopHap Estimate · \$253 / ft² · confidence 86 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

2,628 ft²

LIVING AREA

0.66 ac

LOT SIZE

1970

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$664K

\$574K low

\$753K high

Last Sale

\$675,000 · Feb 10, 2025

Est. Owner Equity

\$124,965

Loan-to-Value

81%

TAX & ASSESSMENT

Property Tax	\$2,141 (2025)
Assessed Value	\$184,400
Previous Assessed	\$213,040
Assessor Market Value	\$461,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	FULTON
Lot (acres)	0.66
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Patio · 180 ft²

Porch · 420 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
Feb 5, 2025	Resale	Limited Warranty Deed	\$675,000	\$257	\$540K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Esther Jackson Elementary	Elementary	PK–5	1.4 mi
Centennial High School	High	9–12	3.0 mi
Holcomb Bridge Middle School	Middle	6–8	3.6 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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