

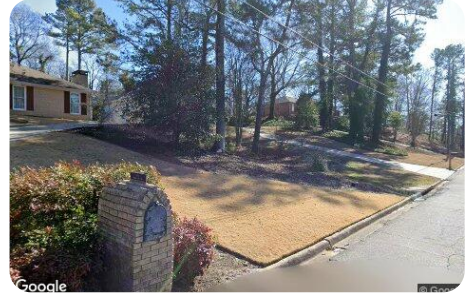
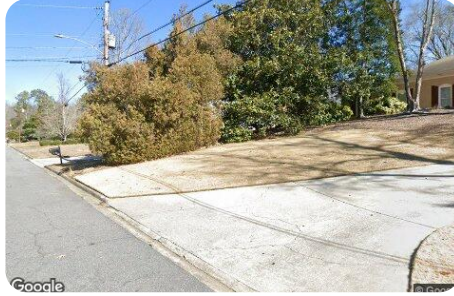
Single Family Residence

**RESIDENTIAL**

# 9455 RIVER LAKE DR

ROSWELL, GA 30075

**\$735,980** TopHap Estimate · \$203 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**4**

BEDS

**4**

BATHS

**3,620 ft<sup>2</sup>**

LIVING AREA

**0.79 ac**

LOT SIZE

**1970**

YEAR BUILT

**1**

STORIES

**10**

ROOMS

## VALUATION

**\$736K**

\$696K low

\$776K high

Est. Owner Equity

**\$735,980**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,863 (2025) |
| Assessed Value        | \$254,280      |
| Previous Assessed     | \$236,160      |
| Assessor Market Value | \$635,700      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Ranch                   |
| County        | FULTON                  |
| Lot (acres)   | 0.79                    |
| Construction  | Brick                   |
| Heating       | Yes                     |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Pool          | No                      |
| View          | Neighborhood / Spot     |

Patio · 452 ft²

Porch · 506 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   |
|--------------|-----------|---------------------|-----------|--------|--------|
| Oct 1, 2025  | Quitclaim | Quit Claim Transfer |           |        |        |
| Oct 1, 2025  | Quitclaim | Quit Claim Transfer |           |        | \$200K |
| Jan 15, 2025 | Financing | Warranty Deed       |           |        |        |
| May 9, 2023  | Resale    | Warranty Deed       | \$631,000 | \$174  | \$505K |
| Jun 1, 2004  | Resale    | Warranty Deed       | \$309,000 | \$85   |        |

## 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <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 | Absentee owner |
|-----------|----------------|