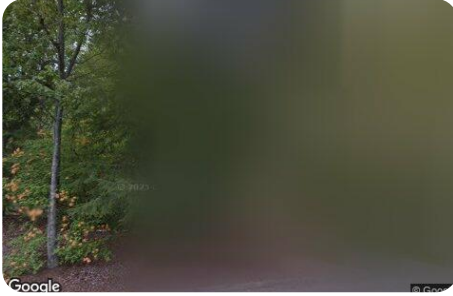


Single Family Residence **RESIDENTIAL**

9010 RIVER RUN

ATLANTA, GA 30350

\$906,139 TopHap Estimate · \$273 / ft² · confidence 93 · as of Jul 14, 2026



6

BEDS

5.5

BATHS

3,320 ft²

LIVING AREA

0.88 ac

LOT SIZE

1976

YEAR BUILT

2

STORIES

9

ROOMS

VALUATION

\$906K

\$843K low

\$970K high

Est. Owner Equity

\$164,139

Loan-to-Value

84%

TAX & ASSESSMENT

Property Tax	\$9,408 (2025)
Assessed Value	\$317,000
Previous Assessed	\$228,520
Assessor Market Value	\$792,500

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.88
Construction	Brick
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Deck

Patio · 456 ft²

Porch · 192 ft²

CLIMATE RISK

97
FLOOD

14
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
Aug 11, 2025	Financing	Warranty Deed			
Aug 11, 2025	Financing	Warranty Deed			\$742K
Oct 3, 2024	Quitclaim	Quit Claim Transfer			\$200K
Mar 1, 2019	Quitclaim	Quit Claim Transfer			
Nov 20, 2015	Resale	Grant Deed	\$455,000	\$137	\$417K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sandy Springs Middle School	Middle	6–8	1.1 mi
Ison Springs Elementary School	Elementary	PK–5	1.5 mi
North Springs High School	High	9–12	2.9 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 30350

86 CRIME INDEX	87 AIR POLLUTION	37,215 POPULATION	\$100K MEDIAN IN-COME	60°F AVG TEMP	61% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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