

Single Family Residence **RESIDENTIAL**

9035 RIVER RUN

ATLANTA, GA 30350

\$1,299,000 TopHap Estimate · \$252 / ft² · confidence 93 · as of Jul 14, 2026



6

BEDS

5

BATHS

5,164 ft²

LIVING AREA

1.62 ac

LOT SIZE

1988

YEAR BUILT

2

STORIES

12

ROOMS

3

PARKING

VALUATION

\$1.3M

\$1.2M low

\$1.4M high

Last Sale

\$36,500 · Sep 14, 2004

Est. Owner Equity

\$720,000

Loan-to-Value

45%

TAX & ASSESSMENT

Property Tax	\$13,079 (2025)
Assessed Value	\$423,960
Previous Assessed	\$409,720
Assessor Market Value	\$1,059,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	FULTON
Heating	Yes
Cooling	Yes
Fireplace	Yes
Garage	Garage, Basement
Pool	Yes
View	Neighborhood / Spot

Deck

Patio · 1,482 ft²

Porch · 240 ft²

CLIMATE RISK

52

FLOOD

14

WILDFIRE

85

HEAT

95

STORM

45

DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 18, 2004	Resale	Warranty Deed	\$36,500	\$7	
Mar 3, 2004	Resale	Grant Deed	\$746,000	\$144	\$597K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sandy Springs Middle School	Middle	6–8	1.0 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	Owner occupied
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