

Single Family Residence **RESIDENTIAL**

165 RIVER LANDING DR

ROSWELL, GA 30075

\$620,777 TopHap Estimate · \$219 / ft² · confidence 92 · as of Jul 14, 2026



5
BEDS

2.5
BATHS

2,839 ft²
LIVING AREA

0.48 ac
LOT SIZE

1982
YEAR BUILT

2
STORIES

8
ROOMS

VALUATION

\$621K

\$572K low

\$669K high

Last Sale

\$400,000 · Feb 14, 2020

Est. Owner Equity

\$202,777

Loan-to-Value

68%

TAX & ASSESSMENT

Property Tax	\$5,155 (2025)
Assessed Value	\$197,360
Previous Assessed	\$203,960
Assessor Market Value	\$493,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.48
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Deck

Patio · 476 ft²

Porch · 28 ft²

CLIMATE RISK

1

FLOOD

11

WILDFIRE

85

HEAT

95

STORM

41

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 14, 2020	Recorded document	Correction Deed			
Feb 14, 2020	Quitclaim	Quit Claim Transfer			
Feb 14, 2020	Resale	Warranty Deed	\$400,000	\$141	\$300K
Feb 8, 2008	Resale	Warranty Deed	\$359,600	\$127	\$200K
Feb 8, 2008	Quitclaim	Quit Claim Transfer			
Feb 8, 2008	Resale	Grant Deed	\$359,525	\$127	
Feb 8, 2008	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Esther Jackson Elementary	Elementary	PK–5	1.3 mi
Centennial High School	High	9–12	2.9 mi
Holcomb Bridge Middle School	Middle	6–8	3.5 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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