

Single Family Residence **RESIDENTIAL**

9605 RIVER LAKE DR

ROSWELL, GA 30075

\$528,959 TopHap Estimate · \$282 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

1,876 ft²

LIVING AREA

0.83 ac

LOT SIZE

1979

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$529K

\$508K low

\$550K high

Est. Owner Equity

\$528,959

TAX & ASSESSMENT

Property Tax	\$1,906 (2025)
Assessed Value	\$165,600
Previous Assessed	\$167,960
Assessor Market Value	\$414,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.83
Heating	Yes
Cooling	Yes
Fireplace	Yes
Garage	Garage, Basement
Pool	No
View	Neighborhood / Spot

Deck

Patio · 63 ft²

Porch · 224 ft²

CLIMATE RISK

1

FLOOD

15

WILDFIRE

85

HEAT

95

STORM

41

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 19, 2024	Financing	Warranty Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Esther Jackson Elementary	Elementary	PK–5	1.5 mi
Centennial High School	High	9–12	3.1 mi
Holcomb Bridge Middle School	Middle	6–8	3.8 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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