

Single Family Residence

**RESIDENTIAL**

# 9575 RIVER LAKE DR

ROSWELL, GA 30075

**\$661,711** TopHap Estimate · \$272 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**4**

BEDS

**2.5**

BATHS

**2,436 ft<sup>2</sup>**

LIVING AREA

**0.55 ac**

LOT SIZE

**1980**

YEAR BUILT

**2**

STORIES

**8**

ROOMS

## VALUATION

**\$662K**

\$628K low

\$696K high

Last Sale

**\$612,000 · May 2, 2023**

Est. Owner Equity

**\$611,711**

Loan-to-Value

**7%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,584 (2025) |
| Assessed Value        | \$228,840      |
| Previous Assessed     | \$218,920      |
| Assessor Market Value | \$572,100      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Conventional            |
| County        | FULTON                  |
| Lot (acres)   | 0.55                    |
| Heating       | Yes                     |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Pool          | No                      |
| View          | Neighborhood / Spot     |

Deck

Patio · 156 ft²

Porch · 322 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 |
|--------------|-------------------|---------------|-----------|--------|------|
| Apr 28, 2023 | Resale            | Warranty Deed | \$612,000 | \$251  |      |
| May 28, 2013 | Recorded document | Grant Deed    |           |        |      |

## 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    | 3.7 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 | <b>Owner occupied</b> |
|-----------|-----------------------|