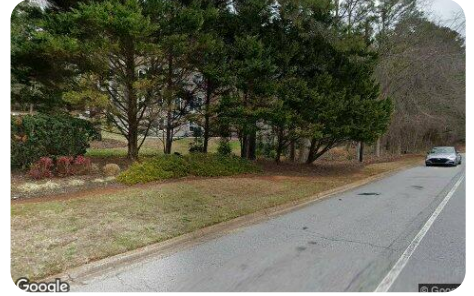


Single Family Residence **RESIDENTIAL**

# 175 RIVER LANDING DR

ROSWELL, GA 30075

**\$657,853** TopHap Estimate · \$239 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**4**

BEDS

**2.5**

BATHS

**2,752 ft<sup>2</sup>**

LIVING AREA

**0.55 ac**

LOT SIZE

**1983**

YEAR BUILT

**2**

STORIES

**8**

ROOMS

**2**

PARKING

## VALUATION

**\$658K**

\$624K low

\$692K high

Last Sale

**\$382,000 · Mar 24, 2015**

Est. Owner Equity

**\$657,853**

## TAX & ASSESSMENT

|                       |              |
|-----------------------|--------------|
| Property Tax          | \$792 (2024) |
| Assessed Value        | \$199,520    |
| Previous Assessed     | \$200,800    |
| Assessor Market Value | \$498,800    |

## PROPERTY FACTS

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

Deck

Patio · 483 ft²

Porch · 63 ft²

## CLIMATE RISK

1

FLOOD

14

WILDFIRE

85

HEAT

95

STORM

41

DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|---------------------|-----------|--------|--------|
| Mar 24, 2015 | Resale    | Grant Deed          | \$382,000 | \$139  |        |
| Mar 31, 2008 | Resale    | Deed                | \$315,000 | \$114  | \$252K |
| Mar 31, 2008 | Resale    | Grant Deed          | \$315,000 | \$114  | \$252K |
| May 20, 2005 | 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <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 | Owner occupied |
|-----------|----------------|