

Single Family Residence **RESIDENTIAL**

135 RIVER LANDING DR

ROSWELL, GA 30075

\$798,148 TopHap Estimate · \$246 / ft² · confidence 96 · as of Jul 14, 2026



5
BEDS

4.5
BATHS

3,246 ft²
LIVING AREA

0.43 ac
LOT SIZE

1981
YEAR BUILT

2
STORIES

9
ROOMS

VALUATION

\$798K

\$766K low

\$831K high

Last Sale

\$407,500 · Jul 7, 2015

Est. Owner Equity

\$249,898

Loan-to-Value

72%

TAX & ASSESSMENT

Property Tax	\$6,328 (2025)
Assessed Value	\$242,280
Previous Assessed	\$253,040
Assessor Market Value	\$605,700

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.43
Heating	Yes
Cooling	Yes
Fireplace	Yes
Garage	Garage, Detached
Pool	No
View	Neighborhood / Spot

Deck

Patio · 792 ft²

Porch · 600 ft²

CLIMATE RISK

1

FLOOD

12

WILDFIRE

85

HEAT

95

STORM

45

DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 20, 2023	Quitclaim	Quit Claim Transfer			
Jul 7, 2015	Resale	Grant Deed	\$407,500	\$126	\$387K
Sep 5, 2007	Resale	Deed	\$365,000	\$112	\$437K
Sep 5, 2007	Resale	Grant Deed	\$365,000	\$112	\$437K
Feb 28, 2005	Resale	Warranty Deed	\$329,200	\$101	
Feb 28, 2005	Resale	Grant Deed	\$329,200	\$101	\$235K

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
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------