

Single Family Residence **RESIDENTIAL**

9445 RIVER LAKE DR

ROSWELL, GA 30075

\$659,951 TopHap Estimate · \$273 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,420 ft²

LIVING AREA

0.79 ac

LOT SIZE

1971

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$660K

\$600K low

\$720K high

Last Sale

\$320,000 · Dec 5, 2008

Est. Owner Equity

\$484,951

Loan-to-Value

26%

TAX & ASSESSMENT

Property Tax	\$4,981 (2025)
Assessed Value	\$190,720
Previous Assessed	\$219,920
Assessor Market Value	\$476,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	FULTON
Lot (acres)	0.79
Construction	Brick
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Patio · 613 ft²

Porch · 300 ft²

CLIMATE RISK

1
FLOOD

13
WILDFIRE

85
HEAT

95
STORM

41
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 30, 2010	Quitclaim	Quit Claim Transfer			
Nov 25, 2008	Resale	Grant Deed	\$320,000	\$132	\$160K

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	3.6 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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