

Single Family Residence

RESIDENTIAL

9565 RIVER LAKE DR

ROSWELL, GA 30075

\$590,965 TopHap Estimate · \$258 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

2,288 ft²

LIVING AREA

0.47 ac

LOT SIZE

1980

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$591K

\$565K low

\$617K high

Last Sale

\$325,000 · Jan 22, 2016

Est. Owner Equity

\$306,965

Loan-to-Value

48%

TAX & ASSESSMENT

Property Tax	\$2,792 (2025)
Assessed Value	\$177,920
Previous Assessed	\$208,680
Assessor Market Value	\$444,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.47
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Deck

Patio · 376 ft²

Porch · 344 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
Jan 22, 2016	Resale	Grant Deed	\$325,000	\$142	\$309K
Dec 7, 2009	Resale	Grant Deed	\$290,000	\$127	\$285K

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

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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