

Single Family Residence

**RESIDENTIAL**

# 9420 RIVER LAKE DR

ROSWELL, GA 30075

**\$697,752** TopHap Estimate · \$265 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**4**

BEDS

**2.5**

BATHS

**2,638 ft<sup>2</sup>**

LIVING AREA

**0.61 ac**

LOT SIZE

**1970**

YEAR BUILT

**2**

STORIES

**8**

ROOMS

## VALUATION

**\$698K**

\$647K low

\$749K high

Last Sale

**\$505,000 · Apr 30, 2018**

Est. Owner Equity

**\$51,734**

Loan-to-Value

**92%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$6,032 (2025) |
| Assessed Value        | \$230,960      |
| Previous Assessed     | \$230,960      |
| Assessor Market Value | \$577,400      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Colonial                |
| County        | FULTON                  |
| Lot (acres)   | 0.61                    |
| Construction  | Brick                   |
| Heating       | Yes                     |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Pool          | No                      |
| View          | Neighborhood / Spot     |

Patio · 288 ft²

Porch · 420 ft²

## CLIMATE RISK

**1**  
FLOOD

**12**  
WILDFIRE

**85**  
HEAT

**95**  
STORM

**41**  
DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|--------|---------------|-----------|--------|--------|
| Apr 30, 2018 | Resale | Grant Deed    | \$505,000 | \$191  | \$404K |
| May 5, 2011  | Resale | Warranty Deed | \$360,000 | \$136  | \$288K |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Esther Jackson Elementary    | Elementary | PK–5   | 1.5 mi   |
| Centennial High School       | High       | 9–12   | 3.1 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

|                                      |                                        |                                         |                                             |                                     |                                    |
|--------------------------------------|----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|
| <div>28</div> <div>CRIME INDEX</div> | <div>83</div> <div>AIR POLLUTION</div> | <div>58,252</div> <div>POPULATION</div> | <div>\$152K</div> <div>MEDIAN IN-COME</div> | <div>60°F</div> <div>AVG TEMP</div> | <div>61%</div> <div>SUNSHINE</div> |
|--------------------------------------|----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|

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

| OWNERSHIP

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