

Single Family Residence

**RESIDENTIAL**

# 1625 RIVER OAK DR

ROSWELL, GA 30075

**\$681,250**

TopHap Estimate · \$274 / ft<sup>2</sup> · confidence 91 · as of Jun 23, 2026



**4**

BEDS

**2.5**

BATHS

**2,485 ft<sup>2</sup>**

LIVING AREA

**0.2 ac**

LOT SIZE

**1996**

YEAR BUILT

**2**

STORIES

**8**

ROOMS

## VALUATION

**\$681K**

\$620K low

\$743K high

Est. Owner Equity

**\$43,750**

Loan-to-Value

**94%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,323 (2025) |
| Assessed Value        | \$203,800      |
| Previous Assessed     | \$223,720      |
| Assessor Market Value | \$509,500      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Colonial                |
| County        | FULTON                  |
| Lot (acres)   | 0.20                    |
| Heating       | Yes                     |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Pool          | No                      |
| View          | Neighborhood / Spot     |

Patio · 120 ft²

Porch · 32 ft²

## CLIMATE RISK

|            |               |            |             |               |
|------------|---------------|------------|-------------|---------------|
| 1<br>FLOOD | 3<br>WILDFIRE | 85<br>HEAT | 94<br>STORM | 41<br>DROUGHT |
|------------|---------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-------------------|---------------------|-----------|--------|--------|
| Dec 11, 2020 | Quitclaim         | Quit Claim Transfer |           |        |        |
| Jun 27, 2014 | Recorded document | Grant Deed          |           |        |        |
| Nov 5, 2013  | Foreclosure sale  | Trustees Deed       | \$258,051 | \$104  |        |
| Nov 5, 2013  | Recorded document | Grant Deed          |           |        |        |
| Sep 21, 2006 | Resale            | Deed                | \$255,100 | \$103  | \$204K |
| Sep 21, 2006 | Resale            | Grant Deed          | \$255,100 | \$103  |        |

## ASSIGNED SCHOOLS

| SCHOOL                          | LEVEL      | GRADES | DISTANCE |
|---------------------------------|------------|--------|----------|
| Roswell High School             | High       | 9–12   | 0.8 mi   |
| Crabapple Middle School         | Middle     | 6–8    | 1.1 mi   |
| Mountain Park Elementary School | Elementary | KG–5   | 2.2 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 | Absentee owner |
|-----------|----------------|