

Single Family Residence **RESIDENTIAL**

17105 RIVER OVERLOOK DR

ROSWELL, GA 30075

\$1,799,000 TopHap Estimate · \$356 / ft² · confidence 95 · as of Jul 14, 2026



5

BEDS

6

BATHS

5,048 ft²

LIVING AREA

1.03 ac

LOT SIZE

2023

YEAR BUILT

2

STORIES

7

ROOMS

VALUATION

\$1.8M

\$1.7M low

\$1.9M high

Last Sale

\$1,480,723 · May 8, 2024

Est. Owner Equity

\$1,799,000

TAX & ASSESSMENT

Assessed Value	\$572,360
Previous Assessed	\$62,200
Assessor Market Value	\$1,430,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	Fulton
Lot (acres)	1.03
Fireplace	Yes

CLIMATE RISK

1 FLOOD	17 WILDFIRE	85 HEAT	94 STORM	45 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 29, 2024	Resale	Warranty Deed	\$1,480,723	\$293	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Milton High School	High	9–12	3.4 mi
Northwestern Middle School	Middle	6–8	3.4 mi
Crabapple Crossing Elementary	Elementary	PK–5	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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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