

Single Family Residence **RESIDENTIAL**

17135 RIVER OVERLOOK DR

ROSWELL, GA 30075

\$1,977,964 TopHap Estimate · \$301 / ft² · confidence 96 · as of Jul 14, 2026



6

BEDS

5.5

BATHS

6,578 ft²

LIVING AREA

1.53 ac

LOT SIZE

2024

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$2M

\$1.9M low

\$2.1M high

Last Sale

\$1,406,005 · Oct 21, 2024

Est. Owner Equity

\$1,853,160

Loan-to-Value

6%

TAX & ASSESSMENT

Property Tax	\$1,052 (2023)
Assessed Value	\$635,440
Previous Assessed	\$37,280
Assessor Market Value	\$1,588,600

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

CLIMATE RISK

1
FLOOD

17
WILDFIRE

85
HEAT

94
STORM

45
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 18, 2024	Resale	Warranty Deed	\$1,406,005	\$214	\$125K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Milton High School	High	9–12	3.3 mi
Northwestern Middle School	Middle	6–8	3.4 mi
Crabapple Crossing Elementary	Elementary	PK–5	3.4 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
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

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