

Single Family Residence **RESIDENTIAL**

17145 RIVER OVERLOOK DR

ROSWELL, GA 30075

\$1,501,356 TopHap Estimate · \$383 / ft² · confidence 95 · as of Jul 14, 2026



5

BEDS

5.5

BATHS

3,918 ft²

LIVING AREA

1.09 ac

LOT SIZE

2024

YEAR BUILT

2

STORIES

7

ROOMS

VALUATION

\$1.5M

\$1.4M low

\$1.6M high

Last Sale

\$1,480,000 · Mar 5, 2026

Est. Owner Equity

\$317,356

Loan-to-Value

79%

TAX & ASSESSMENT

Property Tax	\$869 (2023)
Assessed Value	\$466,520
Previous Assessed	\$30,800
Assessor Market Value	\$1,166,300

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
Mar 5, 2026	Resale	Warranty Deed	\$1,480,000	\$378	\$1.2M
Oct 8, 2024	Resale	Warranty Deed	\$1,211,229	\$309	\$1M

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

OWNERSHIP

Occupancy	Owner occupied
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