

Single Family Residence **RESIDENTIAL**

17165 RIVER OVERLOOK DR

ROSWELL, GA 30075

\$1,591,741 TopHap Estimate · \$361 / ft² · confidence 93 · as of Jul 14, 2026

5
BEDS

5
BATHS

4,412 ft²
LIVING AREA

1.03 ac
LOT SIZE

2024
YEAR BUILT

2
STORIES

7
ROOMS

VALUATION

\$1.6M

\$1.5M low

\$1.7M high

Last Sale

\$1,542,770 · Aug 8, 2024

Est. Owner Equity

\$0

Loan-to-Value

149%

TAX & ASSESSMENT

Property Tax	\$845 (2023)
Assessed Value	\$517,320
Previous Assessed	\$29,920
Assessor Market Value	\$1,293,300

PROPERTY FACTS

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

CLIMATE RISK

90 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
Aug 8, 2024	Resale	Limited Warranty Deed	\$1,542,770	\$350	\$1.2M

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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