

Single Family Residence **RESIDENTIAL**

17775 RIVER OVERLOOK DR

ROSWELL, GA 30075

\$1,477,868 TopHap Estimate · \$354 / ft² · confidence 87 · as of Jul 14, 2026

5
BEDS

5
BATHS

4,175 ft²
LIVING AREA

2.19 ac
LOT SIZE

2024
YEAR BUILT

2
STORIES

7
ROOMS

VALUATION

\$1.5M

\$1.3M low

\$1.7M high

Last Sale

\$1,375,675 · Mar 7, 2025

Est. Owner Equity

\$446,108

Loan-to-Value

70%

TAX & ASSESSMENT

Property Tax

\$1,129 (2023)

Assessed Value

\$812,440

Previous Assessed

\$40,000

Assessor Market Value

\$2,031,100

PROPERTY FACTS

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

CLIMATE RISK

93 FLOOD	16 WILDFIRE	85 HEAT	94 STORM	45 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 4, 2025	Resale	Warranty Deed	\$1,375,675	\$330	\$1M

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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