

Single Family Residence **RESIDENTIAL**

17180 RIVER OVERLOOK DR

ROSWELL, GA 30075

\$2,201,609 TopHap Estimate · \$454 / ft² · confidence 92 · as of Jul 14, 2026

5
BEDS

5.5
BATHS

4,850 ft²
LIVING AREA

7.18 ac
LOT SIZE

2024
YEAR BUILT

2
STORIES

8
ROOMS

VALUATION

\$2.2M

\$2M low

\$2.4M high

Last Sale

\$1,958,172 · Oct 28, 2024

Est. Owner Equity

\$635,069

Loan-to-Value

75%

TAX & ASSESSMENT

Property Tax

\$3,700 (2023)

Assessed Value

\$929,760

Previous Assessed

\$131,080

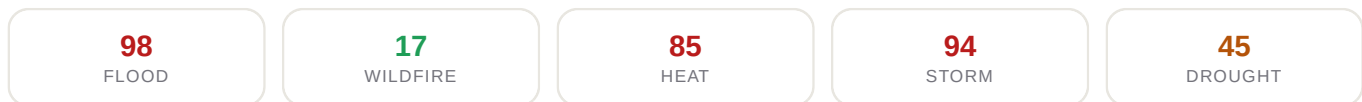
Assessor Market Value

\$2,324,400

PROPERTY FACTS

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

CLIMATE RISK



Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 25, 2024	Resale	Warranty Deed	\$1,958,172	\$404	\$1.6M

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Milton High School	High	9–12	3.5 mi
Northwestern Middle School	Middle	6–8	3.5 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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