

Single Family Residence **RESIDENTIAL**

17170 RIVER OVERLOOK DR

ROSWELL, GA 30075

\$1,526,352 TopHap Estimate · \$333 / ft² · confidence 95 · as of Jul 14, 2026

5
BEDS

6
BATHS

4,578 ft²
LIVING AREA

1.36 ac
LOT SIZE

2024
YEAR BUILT

2
STORIES

7
ROOMS

VALUATION

\$1.5M

\$1.4M low

\$1.6M high

Last Sale	\$1,312,930 · Aug 16, 2024
Est. Owner Equity	\$1,376,352
Loan-to-Value	10%

TAX & ASSESSMENT

Property Tax	\$981 (2023)
Assessed Value	\$487,560
Previous Assessed	\$34,760
Assessor Market Value	\$1,218,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Heating	Yes
Cooling	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	\$/FT²	LOAN
Aug 15, 2024	Resale	Warranty Deed	\$1,312,930	\$287	\$150K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Milton High School	High	9–12	3.4 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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