

Single Family Residence **RESIDENTIAL**

17110 RIVER OVERLOOK DR

ROSWELL, GA 30075

\$1,551,064 TopHap Estimate · \$390 / ft² · confidence 92 · as of Jul 14, 2026



5

BEDS

6

BATHS

3,981 ft²

LIVING AREA

1.07 ac

LOT SIZE

2024

YEAR BUILT

2

STORIES

7

ROOMS

VALUATION

\$1.6M

\$1.4M low

\$1.7M high

Last Sale

\$1,259,375 · May 7, 2024

Est. Owner Equity

\$539,064

Loan-to-Value

66%

TAX & ASSESSMENT

Assessed Value	\$493,080
Previous Assessed	\$63,440
Assessor Market Value	\$1,232,700

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	Fulton
Lot (acres)	1.07
Fireplace	Yes

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
Apr 30, 2024	Resale	Warranty Deed	\$1,259,375	\$316	

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
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------