

Single Family Residence **RESIDENTIAL**

17100 RIVER OVERLOOK DR

ROSWELL, GA 30075

\$1,874,471 TopHap Estimate · \$391 / ft² · confidence 91 · as of Jul 14, 2026



5
BEDS

5.5
BATHS

4,799 ft²
LIVING AREA

1.2 ac
LOT SIZE

2023
YEAR BUILT

2
STORIES

7
ROOMS

VALUATION

\$1.9M

\$1.7M low

\$2M high

Last Sale

\$1,725,000 · Jan 16, 2025

Est. Owner Equity

\$580,721

Loan-to-Value

69%

TAX & ASSESSMENT

Property Tax	\$619 (2023)
Assessed Value	\$641,240
Previous Assessed	\$21,920
Assessor Market Value	\$1,603,100

PROPERTY FACTS

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

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
Jan 16, 2025	Resale	Warranty Deed	\$1,725,000	\$359	\$1.3M
Feb 23, 2024	Resale	Warranty Deed	\$1,619,215	\$337	\$1.3M

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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