

Condominium

RESIDENTIAL

1016 RIVER MILL CIR

ROSWELL, GA 30075

\$298,725 TopHap Estimate · \$258 / ft² · confidence 94 · as of Jul 14, 2026



2

BEDS

2

BATHS

1,158 ft²

LIVING AREA

1,133 ft²

LOT SIZE

1979

YEAR BUILT

1

STORIES

4

ROOMS

VALUATION

\$299K

\$281K low

\$316K high

Last Sale

\$101,000 · Sep 27, 2006

Est. Owner Equity

\$137,125

Loan-to-Value

50%

TAX & ASSESSMENT

Assessed Value	\$62,400
Previous Assessed	\$75,240
Assessor Market Value	\$156,000

PROPERTY FACTS

Property Type	Condominium
Style	Condo/Apartment
County	Fulton
Lot (acres)	0.03
Construction	Wood Frame
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Pool	No

Patio · 112 ft²

Porch · 152 ft²

CLIMATE RISK

1
FLOOD

12
WILDFIRE

85
HEAT

95
STORM

45
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 15, 2006	Resale	Deed	\$101,000	\$87	\$81K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roswell North Elementary School	Elementary	PK–5	2.2 mi
Crabapple Middle School	Middle	6–8	2.3 mi
Roswell High School	High	9–12	4.1 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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