

Condominium

RESIDENTIAL

206 RIVER MILL CIR

ROSWELL, GA 30075

\$304,328 TopHap Estimate · \$263 / ft² · confidence 95 · as of Jul 14, 2026



2

BEDS

2

BATHS

1,158 ft²

LIVING AREA

1,158 ft²

LOT SIZE

1979

YEAR BUILT

1

STORIES

4

ROOMS

VALUATION

\$304K

\$288K low

\$320K high

Last Sale

\$255,000 · Jul 30, 2024

Est. Owner Equity

\$74,828

Loan-to-Value

72%

TAX & ASSESSMENT

Property Tax	\$2,479 (2025)
Assessed Value	\$94,920
Previous Assessed	\$95,640
Assessor Market Value	\$237,300

PROPERTY FACTS

Property Type	Condominium
Style	Condo/Apartment
County	FULTON
Lot (acres)	0.03
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Apt/Condo Complex

Deck Patio · 112 ft² Porch · 152 ft²

CLIMATE RISK

1 FLOOD	5 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
Jul 30, 2024	Resale	Limited Warranty Deed	\$255,000	\$220	\$230K
Jul 25, 2014	Resale	Grant Deed	\$95,000	\$82	\$75K
Sep 6, 2013	Resale	Warranty Deed	\$74,700	\$65	
Sep 29, 2006	Resale	Deed	\$99,000	\$85	\$79K
Mar 21, 2005	Resale	Deed	\$96,700	\$84	\$77K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roswell North Elementary School	Elementary	PK–5	2.3 mi
Crabapple Middle School	Middle	6–8	2.3 mi
Roswell High School	High	9–12	4.2 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
-----------	----------------