

Condominium

**RESIDENTIAL**

# 513 RIVER MILL CIR

ROSWELL, GA 30075

**\$244,614** TopHap Estimate · \$248 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**1**

BEDS

**1**

BATHS

**988 ft<sup>2</sup>**

LIVING AREA

**988 ft<sup>2</sup>**

LOT SIZE

**1979**

YEAR BUILT

**1**

STORIES

**4**

ROOMS

## VALUATION

**\$245K**

\$235K low

\$254K high

Last Sale

**\$210,000 · Jun 22, 2022**

Est. Owner Equity

**\$40,914**

Loan-to-Value

**77%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,926 (2025) |
| Assessed Value        | \$85,880       |
| Previous Assessed     | \$82,840       |
| Assessor Market Value | \$214,700      |

## PROPERTY FACTS

|               |                   |
|---------------|-------------------|
| Property Type | Condominium       |
| Style         | Condo/Apartment   |
| County        | FULTON            |
| Lot (acres)   | 0.02              |
| Heating       | Yes               |
| Cooling       | Yes               |
| Fireplace     | Yes               |
| Pool          | No                |
| View          | Apt/Condo Complex |

Deck

Patio · 112 ft²

Porch · 152 ft²

## CLIMATE RISK

|            |               |            |             |               |
|------------|---------------|------------|-------------|---------------|
| 1<br>FLOOD | 4<br>WILDFIRE | 85<br>HEAT | 95<br>STORM | 45<br>DROUGHT |
|------------|---------------|------------|-------------|---------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|--------|---------------|-----------|--------|--------|
| Jun 16, 2022 | Resale | Warranty Deed | \$210,000 | \$213  | \$204K |
| Apr 17, 2015 | Resale | Grant Deed    | \$75,000  | \$76   | \$73K  |
| Nov 1, 2012  | Resale | Warranty Deed | \$42,500  | \$43   | \$33K  |

## 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   | 4.0 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

|                                      |                                        |                                         |                                             |                                     |                                    |
|--------------------------------------|----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|
| <div>28</div> <div>CRIME INDEX</div> | <div>83</div> <div>AIR POLLUTION</div> | <div>58,252</div> <div>POPULATION</div> | <div>\$152K</div> <div>MEDIAN IN-COME</div> | <div>60°F</div> <div>AVG TEMP</div> | <div>61%</div> <div>SUNSHINE</div> |
|--------------------------------------|----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|

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

|
 OWNERSHIP

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