

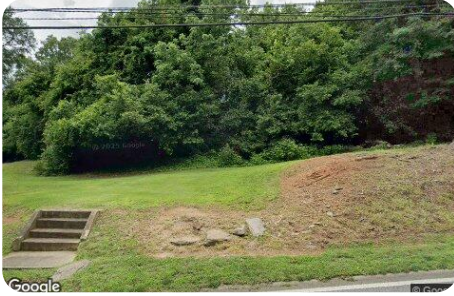
Condominium

RESIDENTIAL

812 RIVER MILL CIR

ROSWELL, GA 30075

\$330,474 TopHap Estimate · \$253 / ft² · confidence 89 · as of Jul 14, 2026



2

BEDS

2

BATHS

1,306 ft²

LIVING AREA

1,306 ft²

LOT SIZE

1979

YEAR BUILT

1

STORIES

5

ROOMS

VALUATION

\$330K

\$295K low

\$366K high

Last Sale

\$325,000 · Sep 23, 2025

Est. Owner Equity

\$32,856

Loan-to-Value

90%

TAX & ASSESSMENT

Property Tax	\$2,239 (2025)
Assessed Value	\$97,200
Previous Assessed	\$96,200
Assessor Market Value	\$243,000

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 · 108 ft²

CLIMATE RISK

44 FLOOD	4 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 22, 2025	Resale	Warranty Deed	\$325,000	\$249	\$298K
Apr 25, 2022	Resale	Warranty Deed	\$248,000	\$190	\$244K
Apr 25, 2022	Financing	Warranty Deed			
Mar 29, 2016	Recorded document	Warranty Deed			

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

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

OWNERSHIP

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