

Condominium

RESIDENTIAL

1013 RIVER MILL CIR

ROSWELL, GA 30075

\$309,701 TopHap Estimate · \$267 / 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

\$310K

\$294K low

\$325K high

Last Sale

\$255,000 · Aug 19, 2022

Est. Owner Equity

\$72,201

Loan-to-Value

73%

TAX & ASSESSMENT

Property Tax	\$1,648 (2025)
Assessed Value	\$104,640
Previous Assessed	\$100,920
Assessor Market Value	\$261,600

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

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
Aug 19, 2022	Resale	Warranty Deed	\$255,000	\$220	\$238K
Aug 19, 2022	Financing	Warranty Deed			
Dec 3, 2021	Resale	Warranty Deed	\$235,000	\$203	\$192K
Aug 27, 2008	Resale	Grant Deed	\$98,000	\$85	
Jul 22, 2005	Financing	Deed			\$70K
Feb 1, 2005	Recorded document	Grant 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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