

Condominium

RESIDENTIAL

1001 RIVER MILL CIR

ROSWELL, GA 30075

\$300,389 TopHap Estimate · \$259 / ft² · confidence 90 · 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

\$300K

\$271K low

\$330K high

Last Sale

\$261,000 · Mar 4, 2024

Est. Owner Equity

\$47,219

Loan-to-Value

82%

TAX & ASSESSMENT

Property Tax	\$1,669 (2025)
Assessed Value	\$99,200
Previous Assessed	\$71,320
Assessor Market Value	\$248,000

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 · 112 ft² Porch · 152 ft²

CLIMATE RISK

1 FLOOD	13 WILDFIRE	85 HEAT	95 STORM	45 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 4, 2024	Resale	Warranty Deed	\$261,000	\$225	\$253K
Mar 4, 2024	Quitclaim	Quit Claim Transfer			
Mar 4, 2024	Quitclaim	Quit Claim Transfer			
Jun 6, 2023	Quitclaim	Quit Claim Transfer			
Aug 19, 2015	Non-arms-length	Grant Deed	\$1,000	\$1	
Jan 18, 2013	Resale	Warranty Deed	\$72,000	\$62	
May 18, 2012	Resale	Grant Deed	\$29,000	\$25	
Nov 1, 2011	Non-arms-length	Trustees Deed	\$113,476	\$98	
May 31, 2006	Resale	Warranty Deed	\$110,000	\$95	\$99K

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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