

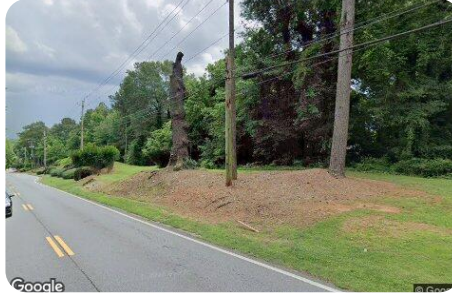
Condominium

RESIDENTIAL

803 RIVER MILL CIR

ROSWELL, GA 30075

\$345,801 TopHap Estimate · \$265 / ft² · confidence 94 · 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

\$346K

\$327K low

\$365K high

Est. Owner Equity

\$177,801

Loan-to-Value

49%

TAX & ASSESSMENT

Property Tax	\$2,795 (2025)
Assessed Value	\$107,000
Previous Assessed	\$101,440
Assessor Market Value	\$267,500

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 6, 2025	Financing	Limited Warranty Deed			
Aug 2, 2024	Resale	Warranty Deed	\$280,000	\$214	\$168K
Nov 22, 2021	Resale	Warranty Deed	\$249,000	\$191	\$237K

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	Absentee owner
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