

Condominium

RESIDENTIAL

306 RIVER MILL CIR

ROSWELL, GA 30075

\$215,674 TopHap Estimate · \$222 / ft² · confidence 84 · as of Jul 14, 2026



1

BEDS

1.5

BATHS

972 ft²

LIVING AREA

971 ft²

LOT SIZE

1979

YEAR BUILT

1

STORIES

4

ROOMS

VALUATION

\$216K

\$182K low

\$249K high

Last Sale

\$210,000 · Apr 23, 2025

Est. Owner Equity

\$33,674

Loan-to-Value

84%

TAX & ASSESSMENT

Property Tax	\$1,437 (2025)
Assessed Value	\$55,000
Previous Assessed	\$63,080
Assessor Market Value	\$137,500

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

75

FLOOD

5

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
Apr 21, 2025	Resale	Warranty Deed	\$210,000	\$216	\$182K
Jun 19, 2024	Financing	Warranty Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roswell North Elementary School	Elementary	PK–5	2.3 mi
Crabapple Middle School	Middle	6–8	2.4 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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