

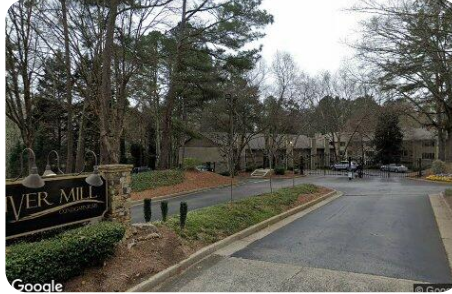
Condominium

RESIDENTIAL

312 RIVER MILL CIR

ROSWELL, GA 30075

\$248,390 TopHap Estimate · \$251 / ft² · confidence 95 · as of Jul 14, 2026



1

BEDS

1

BATHS

988 ft²

LIVING AREA

988 ft²

LOT SIZE

1979

YEAR BUILT

1

STORIES

4

ROOMS

VALUATION

\$248K

\$236K low

\$261K high

Last Sale

\$214,000 · Sep 21, 2022

Est. Owner Equity

\$75,050

Loan-to-Value

66%

TAX & ASSESSMENT

Property Tax	\$1,211 (2025)
Assessed Value	\$69,960
Previous Assessed	\$77,080
Assessor Market Value	\$174,900

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
Sep 19, 2022	Resale	Warranty Deed	\$214,000	\$217	\$173K
Oct 9, 2014	Resale	Grant Deed	\$70,000	\$71	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roswell North Elementary School	Elementary	PK–5	2.3 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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