

Single Family Residence **RESIDENTIAL**

1385 NORTHCLIFF TRCE

ROSWELL, GA 30076

\$1,226,476 TopHap Estimate · \$435 / ft² · confidence 84 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,818 ft²

LIVING AREA

0.69 ac

LOT SIZE

1982

YEAR BUILT

1

STORIES

8

ROOMS

VALUATION

\$1.2M

\$1M low

\$1.4M high

Last Sale

\$1,200,000 · Jul 9, 2025

Est. Owner Equity

\$326,476

Loan-to-Value

74%

TAX & ASSESSMENT

Property Tax	\$5,457 (2025)
Assessed Value	\$281,640
Previous Assessed	\$267,640
Assessor Market Value	\$704,100

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	FULTON
Lot (acres)	0.69
Construction	Brick
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	Yes
View	Neighborhood / Spot

Patio · 1,107 ft²

Porch · 207 ft²

CLIMATE RISK

1 FLOOD	13 WILDFIRE	85 HEAT	94 STORM	41 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 7, 2025	Resale	Warranty Deed	\$1,200,000	\$426	\$900K
May 10, 2013	Quitclaim	Quit Claim Transfer			\$387K
Oct 31, 2007	Quitclaim	Quit Claim Transfer			
Oct 31, 2007	Quitclaim	Quit Claim Transfer			
Oct 31, 2007	Resale	Deed	\$325,000	\$115	\$325K
Oct 31, 2007	Resale	Grant Deed	\$325,000	\$115	\$325K
Oct 31, 2007	Recorded document	Grant Deed			
Oct 31, 2007	Recorded document	Grant Deed			

Mar 10, 2006	Quitclaim	Quit Claim Transfer			\$362K
Mar 10, 2006	Recorded document	Grant Deed			
May 17, 2005	Resale	Warranty Deed	\$415,000	\$147	\$332K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
River Eves Elementary School	Elementary	PK–5	0.1 mi
Centennial High School	High	9–12	1.6 mi
Holcomb Bridge Middle School	Middle	6–8	1.7 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 30076

54 CRIME INDEX	82 AIR POLLUTION	42,728 POPULATION	\$113K 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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