

Single Family Residence **RESIDENTIAL**

2260 RIVER CLIFF DR

ROSWELL, GA 30076

\$1,159,603 TopHap Estimate · \$294 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

5.5

BATHS

3,943 ft²

LIVING AREA

0.78 ac

LOT SIZE

1988

YEAR BUILT

2

STORIES

7

ROOMS

VALUATION

\$1.2M

\$1.1M low

\$1.2M high

Last Sale

\$1,140,000 · Oct 7, 2025

Est. Owner Equity

\$247,603

Loan-to-Value

78%

TAX & ASSESSMENT

Property Tax	\$5,866 (2025)
Assessed Value	\$340,000
Previous Assessed	\$371,560
Assessor Market Value	\$850,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.79
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Deck Patio · 376 ft² Porch · 27 ft²

CLIMATE RISK

1 FLOOD	14 WILDFIRE	85 HEAT	92 STORM	41 DROUGHT
------------	----------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 3, 2025	Resale	Warranty Deed	\$1,140,000	\$289	\$912K
Sep 16, 2021	Non-arms-length	Warranty Deed	\$570,000	\$145	
Nov 17, 2017	Resale	Grant Deed	\$570,000	\$145	\$424K
Aug 2, 2005	Quitclaim	Quit Claim Transfer			\$653K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Holcomb Bridge Middle School	Middle	6–8	0.6 mi
River Eves Elementary School	Elementary	PK–5	1.0 mi
Centennial High School	High	9–12	1.0 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
-------------------	---------------------	----------------------	--------------------------	------------------	-----------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------