

Single Family Residence **RESIDENTIAL**

2135 RIVER CLIFF DR

ROSWELL, GA 30076

\$1,145,440 TopHap Estimate · \$261 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

4.5

BATHS

4,392 ft²

LIVING AREA

1 ac

LOT SIZE

1991

YEAR BUILT

1

STORIES

10

ROOMS

VALUATION

\$1.1M

\$1.1M low

\$1.2M high

Last Sale

\$550,000 · Jun 19, 2013

Est. Owner Equity

\$1,145,440

TAX & ASSESSMENT

Property Tax	\$9,214 (2025)
Assessed Value	\$352,760
Previous Assessed	\$391,120
Assessor Market Value	\$881,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Deck

Patio · 798 ft²

Porch · 210 ft²

CLIMATE RISK

36 FLOOD	7 WILDFIRE	85 HEAT	92 STORM	45 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 14, 2015	Recorded document	Grant Deed			
May 23, 2013	Quitclaim	Quit Claim Transfer			
Jun 19, 2013	Resale	Warranty Deed	\$550,000	\$125	
Jun 19, 2013	Recorded document	Affidavit Of Death			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
River Eves Elementary School	Elementary	PK–5	0.8 mi
Holcomb Bridge Middle School	Middle	6–8	0.9 mi
Centennial High School	High	9–12	1.3 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	Absentee owner
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