

Single Family Residence **RESIDENTIAL**

2165 RIVER CLIFF DR

ROSWELL, GA 30076

\$1,157,745 TopHap Estimate · \$237 / ft² · confidence 93 · as of Jul 14, 2026



4
BEDS

4.5
BATHS

4,882 ft²
LIVING AREA

0.83 ac
LOT SIZE

1989
YEAR BUILT

2
STORIES

8
ROOMS

VALUATION

\$1.2M

\$1.1M low

\$1.2M high

Last Sale

\$475,000 · Dec 8, 2011

Est. Owner Equity

\$782,745

Loan-to-Value

35%

TAX & ASSESSMENT

Property Tax	\$7,197 (2025)
Assessed Value	\$372,600
Previous Assessed	\$430,920
Assessor Market Value	\$931,500

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.83
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Deck

Patio · 523 ft²

Porch · 52 ft²

CLIMATE RISK

75

FLOOD

7

WILDFIRE

85

HEAT

92

STORM

45

DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 8, 2011	Resale	Grant Deed	\$475,000	\$97	\$375K
Feb 21, 2005	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
River Eves Elementary School	Elementary	PK–5	0.8 mi
Holcomb Bridge Middle School	Middle	6–8	0.8 mi
Centennial High School	High	9–12	1.2 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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