

Single Family Residence **RESIDENTIAL**

2134 RIVER CLIFF DR

ROSWELL, GA 30076

\$993,063 TopHap Estimate · \$220 / ft² · confidence 92 · as of Jul 14, 2026



5

BEDS

5

BATHS

4,516 ft²

LIVING AREA

0.79 ac

LOT SIZE

1993

YEAR BUILT

1

STORIES

8

ROOMS

VALUATION

\$993K

\$910K low

\$1.1M high

Last Sale

\$960,000 · Jan 15, 2025

Est. Owner Equity

\$219,625

Loan-to-Value

77%

TAX & ASSESSMENT

Property Tax	\$8,537 (2025)
Assessed Value	\$326,840
Previous Assessed	\$380,440
Assessor Market Value	\$817,100

PROPERTY FACTS

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

Porch · 836 ft²

CLIMATE RISK

1
FLOOD

8
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
Jan 13, 2025	Resale	Limited Warranty Deed	\$960,000	\$213	\$768K
Jul 2, 2015	Resale	Grant Deed	\$673,000	\$149	
Aug 31, 2010	Resale	Deed	\$565,000	\$125	\$417K
Aug 31, 2010	Resale	Grant Deed	\$565,000	\$125	
Mar 21, 2007	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
River Eves Elementary School	Elementary	PK–5	0.7 mi
Holcomb Bridge Middle School	Middle	6–8	0.9 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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