

Single Family Residence **RESIDENTIAL**

## 2351 GARNET AVE

RIVERDALE, GA 30296

**\$228,017** TopHap Estimate · \$154 / ft<sup>2</sup> · confidence 89 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**1,482 ft<sup>2</sup>**

LIVING AREA

**0.2 ac**

LOT SIZE

**2003**

YEAR BUILT

**1**

STORIES

**7**

ROOMS

**2**

PARKING

### VALUATION

**\$228K**

\$203K low

\$253K high

Last Sale

**\$156,900 · May 27, 2004**

Est. Owner Equity

**\$71,117**

Loan-to-Value

**71%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,514 (2025) |
| Assessed Value        | \$117,200      |
| Previous Assessed     | \$117,960      |
| Assessor Market Value | \$293,000      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Bi-Level                |
| County        | FULTON                  |
| Lot (acres)   | 0.20                    |
| Heating       | Yes                     |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Garage        | Garage, Basement        |
| Pool          | No                      |
| View          | Neighborhood / Spot     |

Deck

Patio · 180 ft²

## CLIMATE RISK

1

FLOOD

12

WILDFIRE

86

HEAT

74

STORM

32

DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|--------|---------------|-----------|--------|--------|
| Apr 30, 2004 | Resale | Warranty Deed | \$156,900 | \$106  | \$126K |
| Apr 30, 2004 | Resale | Warranty Deed | \$25,000  | \$17   |        |

## ASSIGNED SCHOOLS

| SCHOOL                          | LEVEL      | GRADES | DISTANCE |
|---------------------------------|------------|--------|----------|
| Love T. Nolan Elementary School | Elementary | PK–5   | 1.3 mi   |
| McNair Middle School            | Middle     | 6–8    | 2.7 mi   |
| Benjamin Banneker High School   | High       | 9–12   | 3.7 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 30296

|                                      |                                        |                                         |                                            |                                     |                                    |
|--------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>84</div> <div>CRIME INDEX</div> | <div>91</div> <div>AIR POLLUTION</div> | <div>27,805</div> <div>POPULATION</div> | <div>\$68K</div> <div>MEDIAN IN-COME</div> | <div>62°F</div> <div>AVG TEMP</div> | <div>61%</div> <div>SUNSHINE</div> |
|--------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

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

OWNERSHIP

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