

Single Family Residence **RESIDENTIAL**

2450 GARNET AVE

RIVERDALE, GA 30296

\$268,665 TopHap Estimate · \$149 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,803 ft²

LIVING AREA

0.21 ac

LOT SIZE

2005

YEAR BUILT

1

STORIES

8

ROOMS

VALUATION

\$269K

\$252K low

\$285K high

Last Sale

\$5,953,114 · Dec 23, 2021

Est. Owner Equity

\$268,665

TAX & ASSESSMENT

Property Tax	\$4,314 (2025)
Assessed Value	\$112,000
Previous Assessed	\$110,200
Assessor Market Value	\$280,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.21
Heating	Yes
Cooling	Yes
Pool	No
View	Neighborhood / Spot

Porch · 172 ft²

CLIMATE RISK

1 FLOOD	12 WILDFIRE	86 HEAT	73 STORM	32 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 23, 2021	Resale	Limited Warranty Deed	\$5,953,114	\$3302	
Jan 28, 2019	Financing	Grant Deed			\$18M
Sep 19, 2018	Resale	Grant Deed	\$1,483,300	\$823	
Nov 9, 2017	Quitclaim	Quit Claim Transfer			\$865M
Aug 14, 2014	Financing	Grant Deed			\$720M
Feb 25, 2013	Resale	Grant Deed	\$72,000	\$40	
Jun 5, 2012	Non-arms-length	Trustees Deed	\$45,000	\$25	
Jan 27, 2006	Resale	Warranty Deed	\$25,000	\$14	
Jan 27, 2006	Resale	Deed	\$158,000	\$88	\$126K
Jan 27, 2006	Resale	Grant Deed	\$25,000	\$14	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Love T. Nolan Elementary School	Elementary	PK–5	1.2 mi
McNair Middle School	Middle	6–8	2.7 mi
Benjamin Banneker High School	High	9–12	3.6 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

84 CRIME INDEX	91 AIR POLLUTION	27,805 POPULATION	\$68K MEDIAN IN-COME	62°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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