

Single Family Residence **RESIDENTIAL**

2205 RIVER CLIFF DR

ROSWELL, GA 30076

\$1,040,913 TopHap Estimate · \$246 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

4,238 ft²

LIVING AREA

0.78 ac

LOT SIZE

1989

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$1M

\$992K low

\$1.1M high

Last Sale

\$625,000 · Jun 5, 2015

Est. Owner Equity

\$492,663

Loan-to-Value

53%

TAX & ASSESSMENT

Property Tax	\$6,993 (2025)
Assessed Value	\$318,600
Previous Assessed	\$368,800
Assessor Market Value	\$796,500

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.78
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Patio · 476 ft²

Porch · 53 ft²

CLIMATE RISK

1

FLOOD

13

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
Oct 30, 2007	Resale	Warranty Deed	\$648,900	\$153	\$417K
Oct 30, 2007	Resale	Grant Deed	\$648,900	\$153	\$417K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Holcomb Bridge Middle School	Middle	6–8	0.8 mi
River Eves Elementary School	Elementary	PK–5	0.8 mi
Centennial High School	High	9–12	1.1 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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