

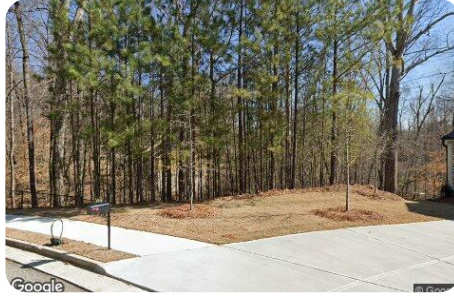
Single Family Residence

**RESIDENTIAL**

# 3980 RIVERCHESS DR SW

ATLANTA, GA 30331

**\$269,577** TopHap Estimate · \$132 / ft<sup>2</sup> · confidence 84 · as of Jul 14, 2026



**3**

BEDS

**2.5**

BATHS

**2,040 ft<sup>2</sup>**

LIVING AREA

**0.36 ac**

LOT SIZE

**2024**

YEAR BUILT

**2**

STORIES

**7**

ROOMS

## VALUATION

**\$270K**

\$226K low

\$313K high

Last Sale

**\$379,990 · Jan 2, 2025**

Est. Owner Equity

**\$0**

Loan-to-Value

**139%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,490 (2025) |
| Assessed Value        | \$151,560      |
| Previous Assessed     | \$23,120       |
| Assessor Market Value | \$378,900      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Conventional            |
| County        | FULTON                  |
| Lot (acres)   | 0.36                    |
| Heating       | Heat Pump               |
| Cooling       | Yes                     |
| Pool          | No                      |
| View          | Neighborhood / Spot     |

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 19<br>WILDFIRE | 86<br>HEAT | 75<br>STORM | 31<br>DROUGHT |
|------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED                  | PRICE       | \$/FT <sup>2</sup> | LOAN   |
|--------------|--------|-----------------------|-------------|--------------------|--------|
| Dec 20, 2024 | Resale | Warranty Deed         | \$379,990   | \$186              | \$373K |
| Apr 16, 2021 | Resale | Limited Warranty Deed | \$2,500,000 | \$1225             |        |
| Jan 5, 2017  | Resale | Grant Deed            | \$920,000   | \$451              |        |

## ASSIGNED SCHOOLS

| SCHOOL                        | LEVEL      | GRADES | DISTANCE |
|-------------------------------|------------|--------|----------|
| Deerwood Academy              | Elementary | PK–5   | 0.5 mi   |
| Ralph J. Bunche Middle School | Middle     | 6–8    | 1.9 mi   |
| D. M. Therrell High School    | High       | 9–12   | 2.4 mi   |

District: Atlanta City 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 30331

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>94</b><br>CRIME INDEX | <b>81</b><br>AIR POLLUTION | <b>59,108</b><br>POPULATION | <b>\$74K</b><br>MEDIAN IN-COME | <b>61°F</b><br>AVG TEMP | <b>61%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|