

Single Family Residence

RESIDENTIAL

1285 NORTHCLIFF TRCE

ROSWELL, GA 30076

\$807,544 TopHap Estimate · \$266 / ft² · confidence 93 · as of Jul 14, 2026

4

BEDS

3

BATHS

3,040 ft²

LIVING AREA

1.06 ac

LOT SIZE

1980

YEAR BUILT

2

STORIES

9

ROOMS

VALUATION

\$808K

\$754K low

\$861K high

Last Sale

\$394,500 · Nov 1, 2002

Est. Owner Equity

\$744,986

Loan-to-Value

8%

TAX & ASSESSMENT

Property Tax

\$4,658 (2025)

Assessed Value

\$286,480

Previous Assessed

\$251,360

Assessor Market Value

\$716,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Deck

Patio · 408 ft²

Porch · 110 ft²

CLIMATE RISK

57 FLOOD	14 WILDFIRE	85 HEAT	94 STORM	45 DROUGHT
-------------	----------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
River Eves Elementary School	Elementary	PK–5	0.4 mi
Centennial High School	High	9–12	1.9 mi
Holcomb Bridge Middle School	Middle	6–8	2.0 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
--------------------------	----------------------------	-----------------------------	-------------------------------------	-------------------------	------------------------

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

OWNERSHIP

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