

Single Family Residence **RESIDENTIAL**

1280 NORTHCLIFF TRCE

ROSWELL, GA 30076

\$1,002,127 TopHap Estimate · \$261 / ft² · confidence 94 · as of Jul 14, 2026

6
BEDS

3.5
BATHS

3,833 ft²
LIVING AREA

0.63 ac
LOT SIZE

1980
YEAR BUILT

2
STORIES

13
ROOMS

VALUATION

\$1M

\$939K low

\$1.1M high

Last Sale

\$402,500 · Aug 10, 2000

Est. Owner Equity

\$415,127

Loan-to-Value

59%

TAX & ASSESSMENT

Property Tax

\$5,469 (2025)

Assessed Value

\$323,120

Previous Assessed

\$314,960

Assessor Market Value

\$807,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.63
Construction	Brick
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Patio · 156 ft²

Porch · 400 ft²

CLIMATE RISK

1 FLOOD	14 WILDFIRE	85 HEAT	94 STORM	41 DROUGHT
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Scores 0–100; higher = greater projected risk.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
River Eves Elementary School	Elementary	PK–5	0.4 mi
Centennial High School	High	9–12	1.8 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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