

Single Family Residence **RESIDENTIAL**

1395 NORTHCLIFF TRCE

ROSWELL, GA 30076

\$1,132,798 TopHap Estimate · \$384 / ft² · confidence 90 · as of Jun 23, 2026



4

BEDS

3.5

BATHS

2,948 ft²

LIVING AREA

0.62 ac

LOT SIZE

1983

YEAR BUILT

2

STORIES

9

ROOMS

VALUATION

\$1.1M

\$1M low

\$1.2M high

Last Sale

\$579,500 · Feb 11, 2021

Est. Owner Equity

\$584,948

Loan-to-Value

48%

TAX & ASSESSMENT

Property Tax	\$6,121 (2025)
Assessed Value	\$269,880
Previous Assessed	\$250,280
Assessor Market Value	\$674,700

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.62
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Patio · 539 ft²

Porch · 238 ft²

CLIMATE RISK

25
FLOOD

13
WILDFIRE

85
HEAT

94
STORM

45
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 11, 2021	Resale	Warranty Deed	\$579,500	\$197	\$548K
May 18, 2018	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
River Eves Elementary School	Elementary	PK–5	0.1 mi
Centennial High School	High	9–12	1.6 mi
Holcomb Bridge Middle School	Middle	6–8	1.7 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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