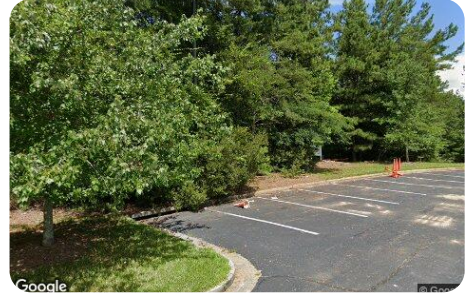
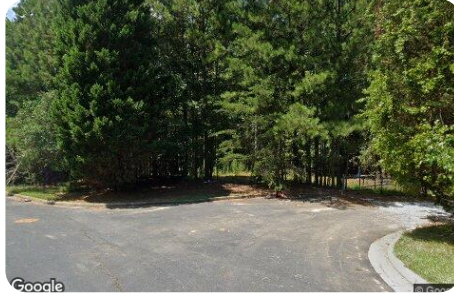
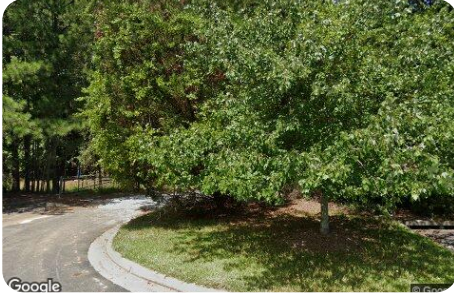


Single Family Residence **RESIDENTIAL**

# 1375 NORTHCLIFF TRCE

ROSWELL, GA 30076

**\$907,369** TopHap Estimate · \$267 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**5**  
BEDS

**5.5**  
BATHS

**3,402 ft<sup>2</sup>**  
LIVING AREA

**0.86 ac**  
LOT SIZE

**1984**  
YEAR BUILT

**2**  
STORIES

**12**  
ROOMS

## VALUATION

**\$907K**

\$851K low

\$964K high

Last Sale

**\$345,000 · Aug 29, 1997**

Est. Owner Equity

**\$707,369**

Loan-to-Value

**21%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,621 (2025) |
| Assessed Value        | \$320,400      |
| Previous Assessed     | \$301,440      |
| Assessor Market Value | \$801,000      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Conventional            |
| County        | FULTON                  |
| Lot (acres)   | 0.86                    |
| Heating       | Yes                     |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Pool          | Yes                     |
| View          | Neighborhood / Spot     |

Patio · 606 ft²

Porch · 1,008 ft²

## CLIMATE RISK

50

FLOOD

13

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   | 0.1 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>54</b><br>CRIME INDEX | <b>82</b><br>AIR POLLUTION | <b>42,728</b><br>POPULATION | <b>\$113K</b><br>MEDIAN IN-COME | <b>60°F</b><br>AVG TEMP | <b>61%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

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