

Single Family Residence

RESIDENTIAL

1325 NORTHCLIFF TRCE

ROSWELL, GA 30076

\$911,881 TopHap Estimate · \$286 / ft² · confidence 95 · as of Jul 14, 2026

4

BEDS

3.5

BATHS

3,186 ft²

LIVING AREA

0.81 ac

LOT SIZE

1984

YEAR BUILT

2

STORIES

11

ROOMS

2

PARKING

VALUATION

\$912K

\$868K low

\$955K high

Last Sale

\$492,000 · Dec 23, 2015

Est. Owner Equity

\$649,881

Loan-to-Value

30%

TAX & ASSESSMENT

Property Tax

\$5,483 (2025)

Assessed Value

\$303,640

Previous Assessed

\$283,280

Assessor Market Value

\$759,100

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.81
Heating	Yes
Cooling	Yes
Fireplace	Yes
Garage	Garage, Basement
Pool	No
View	Neighborhood / Spot

Deck

Patio · 1,008 ft²

Porch · 532 ft²

CLIMATE RISK

1 FLOOD	14 WILDFIRE	85 HEAT	94 STORM	41 DROUGHT
------------	----------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 23, 2015	Resale	Grant Deed	\$492,000	\$154	\$305K
Dec 27, 2012	Resale	Warranty Deed	\$430,500	\$135	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
River Eves Elementary School	Elementary	PK–5	0.3 mi
Centennial High School	High	9–12	1.8 mi
Holcomb Bridge Middle School	Middle	6–8	1.9 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
-----------	----------------