

Single Family Residence **RESIDENTIAL**

# 2872 RIVER RIDGE HL

DECATUR, GA 30034

**\$256,229** TopHap Estimate · \$135 / ft² · confidence 95 · as of Jul 14, 2026



**4**  
BEDS

**2.5**  
BATHS

**1,898 ft²**  
LIVING AREA

**0.24 ac**  
LOT SIZE

**1995**  
YEAR BUILT

**2**  
STORIES

## VALUATION

**\$256K**

\$244K low

\$268K high

Last Sale

**\$259,000 · Apr 3, 2026**

Est. Owner Equity

**\$1,921**

Loan-to-Value

**99%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,235 (2025) |
| Assessed Value        | \$109,080      |
| Previous Assessed     | \$104,000      |
| Assessor Market Value | \$272,700      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Traditional/Old         |
| County        | DEKALB                  |
| Lot (acres)   | 0.24                    |
| Construction  | Wood (Unspecified)      |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

Patio · 120 ft²

Porch · 100 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                  | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|-----------------------|-----------|--------|--------|
| Apr 3, 2026  | Resale    | Limited Warranty Deed | \$259,000 | \$136  | \$254K |
| Jun 2, 2021  | Resale    | Warranty Deed         | \$240,000 | \$126  |        |
| May 10, 2005 | Quitclaim | Quit Claim Transfer   |           |        |        |
| May 20, 2005 | Resale    | Deed                  | \$139,800 | \$74   | \$112K |

## ASSIGNED SCHOOLS

| SCHOOL                    | LEVEL      | GRADES | DISTANCE |
|---------------------------|------------|--------|----------|
| Oakview Elementary School | Elementary | PK–5   | 0.8 mi   |
| Cedar Grove High School   | High       | 9–12   | 1.5 mi   |
| Cedar Grove Middle School | Middle     | 6–8    | 1.9 mi   |

District: Dekalb 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 30034

|                                      |                                        |                                         |                                            |                                     |                                    |
|--------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>76</div> <div>CRIME INDEX</div> | <div>85</div> <div>AIR POLLUTION</div> | <div>47,184</div> <div>POPULATION</div> | <div>\$68K</div> <div>MEDIAN IN-COME</div> | <div>62°F</div> <div>AVG TEMP</div> | <div>61%</div> <div>SUNSHINE</div> |
|--------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

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

|
 OWNERSHIP

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