

Single Family Residence **RESIDENTIAL**

2130 RIVER CLIFF DR

ROSWELL, GA 30076

\$982,824 TopHap Estimate · \$256 / ft² · confidence 93 · as of Jul 14, 2026



5
BEDS

4.5
BATHS

3,832 ft²
LIVING AREA

2.16 ac
LOT SIZE

1992
YEAR BUILT

1
STORIES

10
ROOMS

VALUATION

\$983K

\$914K low

\$1.1M high

Est. Owner Equity

\$322,824

Loan-to-Value

68%

TAX & ASSESSMENT

Property Tax	\$8,974 (2025)
Assessed Value	\$343,600
Previous Assessed	\$538,960
Assessor Market Value	\$859,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Deck

Patio · 432 ft²

Porch · 60 ft²

CLIMATE RISK

39
FLOOD

8
WILDFIRE

85
HEAT

92
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 12, 2025	Quitclaim	Quit Claim Transfer			
May 19, 2023	Resale	Warranty Deed	\$825,000	\$215	\$660K
May 12, 2017	Non-arms-length	Grant Deed	\$2,000	\$1	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
River Eves Elementary School	Elementary	PK–5	0.7 mi
Holcomb Bridge Middle School	Middle	6–8	1.0 mi
Centennial High School	High	9–12	1.2 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	Absentee owner
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