

Single Family Residence

RESIDENTIAL

2160 RIVER CLIFF DR

ROSWELL, GA 30076

\$1,406,111 TopHap Estimate · \$266 / ft² · confidence 96 · as of Jul 14, 2026



5

BEDS

5.5

BATHS

5,291 ft²

LIVING AREA

0.71 ac

LOT SIZE

1988

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$1.4M

\$1.3M low

\$1.5M high

Last Sale

\$1,185,000 · Oct 6, 2021

Est. Owner Equity

\$458,111

Loan-to-Value

67%

TAX & ASSESSMENT

Property Tax	\$1,631 (2024)
Assessed Value	\$446,800
Assessor Market Value	\$1,117,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.71
Construction	Brick
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Patio · 10 ft²

Porch · 330 ft²

CLIMATE RISK

1

FLOOD

8

WILDFIRE

85

HEAT

92

STORM

41

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 6, 2021	Resale	Warranty Deed	\$1,185,000	\$224	\$948K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
River Eves Elementary School	Elementary	PK–5	0.8 mi
Holcomb Bridge Middle School	Middle	6–8	0.8 mi
Centennial High School	High	9–12	1.1 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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