

Single Family Residence

RESIDENTIAL

2154 RIVER CLIFF DR

ROSWELL, GA 30076

\$899,132 TopHap Estimate · \$258 / ft² · confidence 91 · as of Jul 14, 2026



4

BEDS

4.5

BATHS

3,482 ft²

LIVING AREA

0.66 ac

LOT SIZE

1988

YEAR BUILT

2

STORIES

9

ROOMS

VALUATION

\$899K

\$820K low

\$979K high

Est. Owner Equity

\$159,132

Loan-to-Value

84%

TAX & ASSESSMENT

Property Tax	\$5,567 (2025)
Assessed Value	\$272,320
Previous Assessed	\$318,600
Assessor Market Value	\$680,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.66
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Patio · 300 ft²

Porch · 52 ft²

CLIMATE RISK

1
FLOOD

8
WILDFIRE

85
HEAT

92
STORM

45
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 18, 2018	Quitclaim	Quit Claim Transfer			\$390K
Oct 28, 2010	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
River Eves Elementary School	Elementary	PK–5	0.8 mi
Holcomb Bridge Middle School	Middle	6–8	0.9 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	Owner occupied
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