

Single Family Residence **RESIDENTIAL**

# 2150 RIVER CLIFF DR

ROSWELL, GA 30076

**\$1,395,000** TopHap Estimate · \$375 / ft<sup>2</sup> · confidence 97 · as of Jul 14, 2026



**4**

BEDS

**4.5**

BATHS

**3,718 ft<sup>2</sup>**

LIVING AREA

**0.67 ac**

LOT SIZE

**1988**

YEAR BUILT

**2**

STORIES

**9**

ROOMS

## VALUATION

**\$1.4M**

\$1.4M low

\$1.4M high

Last Sale

**\$669,500 · May 20, 2020**

Est. Owner Equity

**\$758,975**

Loan-to-Value

**60%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$6,442 (2025) |
| Assessed Value        | \$320,440      |
| Previous Assessed     | \$371,200      |
| Assessor Market Value | \$801,100      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Conventional            |
| County        | FULTON                  |
| Lot (acres)   | 0.67                    |
| Construction  | Brick                   |
| Heating       | Yes                     |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Pool          | No                      |
| View          | Neighborhood / Spot     |

Patio · 481 ft²

Porch · 87 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   |
|--------------|--------|---------------|-----------|--------|--------|
| May 20, 2020 | Resale | Warranty Deed | \$669,500 | \$180  | \$636K |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| River Eves Elementary School | Elementary | PK–5   | 0.7 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>54</b><br>CRIME INDEX | <b>82</b><br>AIR POLLUTION | <b>42,728</b><br>POPULATION | <b>\$113K</b><br>MEDIAN IN-COME | <b>60°F</b><br>AVG TEMP | <b>61%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|