

Single Family Residence **RESIDENTIAL**

2145 RIVER CLIFF DR

ROSWELL, GA 30076

\$1,396,330 TopHap Estimate · \$310 / ft² · confidence 91 · as of Jul 14, 2026



6

BEDS

4.5

BATHS

4,502 ft²

LIVING AREA

1.16 ac

LOT SIZE

1988

YEAR BUILT

2

STORIES

9

ROOMS

VALUATION

\$1.4M

\$1.3M low

\$1.5M high

Last Sale

\$595,000 · Feb 28, 2014

Est. Owner Equity

\$0

Loan-to-Value

137%

TAX & ASSESSMENT

Property Tax	\$7,275 (2025)
Assessed Value	\$388,760
Previous Assessed	\$454,320
Assessor Market Value	\$971,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	Yes
View	Neighborhood / Spot

Patio · 433 ft²

Porch · 582 ft²

CLIMATE RISK

38 FLOOD	7 WILDFIRE	85 HEAT	92 STORM	45 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 18, 2014	Resale	Grant Deed	\$1,600,000	\$355	\$1.2M
Feb 28, 2014	Resale	Warranty Deed	\$595,000	\$132	\$417K

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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