

Single Family Residence

RESIDENTIAL

2175 RIVER CLIFF DR

ROSWELL, GA 30076

\$999,000 TopHap Estimate · \$248 / ft² · confidence 90 · as of Jul 14, 2026



5

BEDS

4

BATHS

4,027 ft²

LIVING AREA

0.77 ac

LOT SIZE

1995

YEAR BUILT

2

STORIES

10

ROOMS

VALUATION

\$999K

\$898K low

\$1.1M high

Last Sale

\$740,000 · Jan 24, 2022

Est. Owner Equity

\$361,800

Loan-to-Value

62%

TAX & ASSESSMENT

Property Tax	\$7,643 (2025)
Assessed Value	\$304,120
Previous Assessed	\$296,000
Assessor Market Value	\$760,300

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.77
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Patio · 730 ft²

Porch · 40 ft²

CLIMATE RISK

58

FLOOD

8

WILDFIRE

85

HEAT

92

STORM

41

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 19, 2022	Resale	Warranty Deed	\$740,000	\$184	\$637K

ASSIGNED SCHOOLS

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