

Single Family Residence **RESIDENTIAL**

2195 RIVER CLIFF DR

ROSWELL, GA 30076

\$1,023,342 TopHap Estimate · \$272 / ft² · confidence 97 · as of Jul 14, 2026



5

BEDS

5.5

BATHS

3,768 ft²

LIVING AREA

0.67 ac

LOT SIZE

1986

YEAR BUILT

1

STORIES

10

ROOMS

VALUATION

\$1M

\$994K low

\$1.1M high

Last Sale

\$500,000 · Jul 10, 1997

Est. Owner Equity

\$773,342

Loan-to-Value

25%

TAX & ASSESSMENT

Property Tax	\$9,099 (2025)
Assessed Value	\$348,360
Previous Assessed	\$408,760
Assessor Market Value	\$870,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.68
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Patio · 996 ft²

Porch · 104 ft²

CLIMATE RISK

1

FLOOD

12

WILDFIRE

85

HEAT

92

STORM

41

DROUGHT

Scores 0–100; higher = greater projected risk.

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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