

Single Family Residence **RESIDENTIAL**

2125 RIVER CLIFF DR

ROSWELL, GA 30076

\$1,199,806 TopHap Estimate · \$253 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

4,740 ft²

LIVING AREA

2.88 ac

LOT SIZE

1990

YEAR BUILT

2

STORIES

9

ROOMS

VALUATION

\$1.2M

\$1.1M low

\$1.3M high

Last Sale

\$955,000 · Feb 19, 2021

Est. Owner Equity

\$435,806

Loan-to-Value

60%

TAX & ASSESSMENT

Property Tax	\$9,952 (2025)
Assessed Value	\$502,800
Previous Assessed	\$537,960
Assessor Market Value	\$1,257,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Construction	Brick
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Deck

Patio · 760 ft²

Porch · 88 ft²

CLIMATE RISK

92

FLOOD

8

WILDFIRE

85

HEAT

92

STORM

41

DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 19, 2021	Resale	Warranty Deed	\$955,000	\$201	\$764K

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	1.3 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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