

Single Family Residence **RESIDENTIAL**

2451 GARNET AVE

RIVERDALE, GA 30296

\$242,392 TopHap Estimate · \$146 / ft² · confidence 85 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,664 ft²

LIVING AREA

0.2 ac

LOT SIZE

2006

YEAR BUILT

1

STORIES

7

ROOMS

VALUATION

\$242K

\$207K low

\$278K high

Est. Owner Equity

\$0

Loan-to-Value

103%

TAX & ASSESSMENT

Property Tax	\$4,043 (2025)
Assessed Value	\$104,960
Previous Assessed	\$106,280
Assessor Market Value	\$262,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.20
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Patio · 144 ft²

Porch · 30 ft²

CLIMATE RISK

1

FLOOD

12

WILDFIRE

86

HEAT

73

STORM

38

DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 4, 2025	Quitclaim	Quit Claim Transfer			
Apr 25, 2025	Resale	Limited Warranty Deed	\$251,750	\$151	\$252K
Mar 17, 2023	Non-arms-length	Warranty Deed	\$310,000	\$186	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Love T. Nolan Elementary School	Elementary	PK–5	1.2 mi
McNair Middle School	Middle	6–8	2.7 mi
Benjamin Banneker High School	High	9–12	3.5 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 30296

84 CRIME INDEX	91 AIR POLLUTION	27,805 POPULATION	\$68K MEDIAN IN-COME	62°F AVG TEMP	61% SUNSHINE
--------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------