

Single Family Residence **RESIDENTIAL**

2406 GARNET AVE

RIVERDALE, GA 30296

\$259,704 TopHap Estimate · \$122 / ft² · confidence 90 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,134 ft²

LIVING AREA

0.18 ac

LOT SIZE

2006

YEAR BUILT

2

STORIES

7

ROOMS

VALUATION

\$260K

\$235K low

\$285K high

Last Sale

\$266,000 · Oct 23, 2025

Est. Owner Equity

\$0

Loan-to-Value

100%

TAX & ASSESSMENT

Property Tax	\$4,504 (2025)
Assessed Value	\$116,920
Previous Assessed	\$118,560
Assessor Market Value	\$292,300

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.18
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Patio · 120 ft²

Porch · 126 ft²

CLIMATE RISK

1

FLOOD

12

WILDFIRE

86

HEAT

73

STORM

32

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 20, 2025	Resale	Warranty Deed	\$266,000	\$125	\$261K
Jul 24, 2013	Quitclaim	Quit Claim Transfer			\$119K
Feb 27, 2007	Resale	Deed	\$157,300	\$74	\$126K
Feb 27, 2007	Resale	Warranty Deed	\$25,000	\$12	
Feb 27, 2007	Resale	Grant Deed	\$157,250	\$74	
Feb 27, 2007	Resale	Grant Deed	\$25,000	\$12	

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	3.7 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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