

Single Family Residence **RESIDENTIAL**

# 2350 GARNET AVE

RIVERDALE, GA 30296

**\$275,152** TopHap Estimate · \$129 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**4**

BEDS

**2.5**

BATHS

**2,136 ft<sup>2</sup>**

LIVING AREA

**0.23 ac**

LOT SIZE

**2003**

YEAR BUILT

**2**

STORIES

**9**

ROOMS

## VALUATION

**\$275K**

\$255K low

\$295K high

Last Sale

**\$5,953,114 · Dec 23, 2021**

Est. Owner Equity

**\$275,152**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,622 (2025) |
| Assessed Value        | \$120,000      |
| Previous Assessed     | \$106,960      |
| Assessor Market Value | \$300,000      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Conventional            |
| County        | FULTON                  |
| Lot (acres)   | 0.23                    |
| Heating       | Yes                     |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Pool          | No                      |
| View          | Neighborhood / Spot     |

Porch · 108 ft²

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 13<br>WILDFIRE | 86<br>HEAT | 74<br>STORM | 32<br>DROUGHT |
|------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                  | PRICE       | \$/FT² | LOAN  |
|--------------|-----------|-----------------------|-------------|--------|-------|
| Dec 23, 2021 | Resale    | Limited Warranty Deed | \$5,953,114 | \$2787 |       |
| Jan 28, 2019 | Financing | Grant Deed            |             |        | \$18M |
| Sep 19, 2018 | Resale    | Grant Deed            | \$881,900   | \$413  |       |

## ASSIGNED SCHOOLS

| SCHOOL                          | LEVEL      | GRADES | DISTANCE |
|---------------------------------|------------|--------|----------|
| Love T. Nolan Elementary School | Elementary | PK–5   | 1.3 mi   |
| McNair Middle School            | Middle     | 6–8    | 2.7 mi   |
| Benjamin Banneker High School   | High       | 9–12   | 3.8 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

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

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|