

Single Family Residence **RESIDENTIAL**

# 2479 GARNET AVE

RIVERDALE, GA 30296

**\$307,985** TopHap Estimate · \$112 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**4**

BEDS

**2.5**

BATHS

**2,748 ft<sup>2</sup>**

LIVING AREA

**0.19 ac**

LOT SIZE

**2015**

YEAR BUILT

**2**

STORIES

**8**

ROOMS

## VALUATION

**\$308K**

\$286K low

\$330K high

Est. Owner Equity

**\$97,879**

Loan-to-Value

**69%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,639 (2025) |
| Assessed Value        | \$140,320      |
| Previous Assessed     | \$138,320      |
| Assessor Market Value | \$350,800      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Conventional            |
| County        | FULTON                  |
| Lot (acres)   | 0.19                    |
| Heating       | Yes                     |
| Cooling       | Yes                     |
| Pool          | No                      |
| View          | Neighborhood / Spot     |

Patio · 120 ft²

Porch · 36 ft²

## CLIMATE RISK

**1**  
FLOOD

**14**  
WILDFIRE

**86**  
HEAT

**73**  
STORM

**32**  
DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED       | PRICE     | \$/FT² | LOAN   |
|--------------|--------|------------|-----------|--------|--------|
| Oct 30, 2015 | Resale | Grant Deed | \$181,800 | \$66   | \$178K |

## 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

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <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>Owner occupied</b> |
|-----------|-----------------------|