

Single Family Residence **RESIDENTIAL**

2446 GARNET AVE

RIVERDALE, GA 30296

\$249,900 TopHap Estimate · \$139 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

1,793 ft²

LIVING AREA

0.17 ac

LOT SIZE

2006

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$250K

\$233K low

\$267K high

Last Sale

\$5,953,114 · Dec 23, 2021

Est. Owner Equity

\$249,900

TAX & ASSESSMENT

Property Tax	\$4,391 (2025)
Assessed Value	\$114,000
Previous Assessed	\$111,760
Assessor Market Value	\$285,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.17
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
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 23, 2021	Resale	Limited Warranty Deed	\$5,953,114	\$3320	
Jan 28, 2019	Financing	Grant Deed			\$18M
Sep 19, 2018	Resale	Grant Deed	\$1,483,300	\$827	
Nov 9, 2017	Quitclaim	Quit Claim Transfer			\$865M
Nov 12, 2014	Financing	Grant Deed			\$769M
Oct 29, 2012	Resale	Warranty Deed	\$75,000	\$42	

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	3.6 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	Absentee owner
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