

Residential - Vacant Land

RESIDENTIAL

RIVER BLUFF LN
ROSWELL, GA 30076



2.56 ac
LOT SIZE

VALUATION

Last Sale \$300,000 · Jan 31, 2017

TAX & ASSESSMENT

Property Tax	\$1,526 (2025)
Assessed Value	\$58,440
Previous Assessed	\$83,960
Assessor Market Value	\$146,100

PROPERTY FACTS

Property Type	Residential - Vacant Land
County	FULTON
Pool	No
View	Neighborhood / Spot

CLIMATE RISK

25 FLOOD	7 WILDFIRE	85 HEAT	92 STORM	45 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 31, 2017	Resale	Grant Deed	\$300,000		

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
River Eves Elementary School	Elementary	PK–5	0.8 mi
Holcomb Bridge Middle School	Middle	6–8	0.9 mi
Centennial High School	High	9–12	1.3 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 30076

54 CRIME INDEX	82 AIR POLLUTION	42,728 POPULATION	\$113K MEDIAN IN-COME	60°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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