

Single Family Residence **RESIDENTIAL**

2185 RIVER CLIFF DR

ROSWELL, GA 30076

\$1,090,194 TopHap Estimate · \$230 / ft² · confidence 93 · as of Jul 14, 2026



5

BEDS

3.5

BATHS

4,736 ft²

LIVING AREA

0.76 ac

LOT SIZE

1988

YEAR BUILT

1

STORIES

9

ROOMS

VALUATION

\$1.1M

\$1M low

\$1.2M high

Last Sale

\$980,000 · Apr 24, 2024

Est. Owner Equity

\$355,194

Loan-to-Value

65%

TAX & ASSESSMENT

Property Tax	\$9,657 (2025)
Assessed Value	\$381,240
Previous Assessed	\$390,720
Assessor Market Value	\$953,100

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.76
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Patio · 696 ft²

Porch · 78 ft²

CLIMATE RISK

1
FLOOD

12
WILDFIRE

85
HEAT

92
STORM

41
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 19, 2024	Resale	Warranty Deed	\$980,000	\$207	\$735K
May 30, 2019	Resale	Grant Deed	\$541,500	\$114	\$406K
Sep 26, 2008	Resale	Grant Deed	\$510,000	\$108	\$408K
Jul 28, 2005	Quitclaim	Quit Claim Transfer			\$540K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Holcomb Bridge Middle School	Middle	6–8	0.8 mi
River Eves Elementary School	Elementary	PK–5	0.8 mi
Centennial High School	High	9–12	1.1 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	Owner occupied
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