

Single Family Residence **RESIDENTIAL**

45 CRYSTAL RIVER DR

RIVERDALE, GA 30274

\$166,301 TopHap Estimate · \$91 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

3

BATHS

1,825 ft²

LIVING AREA

1968

YEAR BUILT

2

STORIES

7

ROOMS

VALUATION

\$166K

\$157K low

\$176K high

Last Sale

\$65,000 · Dec 22, 2016

Est. Owner Equity

\$166,301

TAX & ASSESSMENT

Property Tax	\$2,785 (2025)
Assessed Value	\$71,800
Previous Assessed	\$64,120
Assessor Market Value	\$179,500

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	Clayton
Construction	Frame (Unspecified)
Heating	None
Cooling	Yes
Fireplace	Yes
Pool	No

Patio · 24 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 22, 2016	Resale	Grant Deed	\$65,000	\$36	
Jul 30, 2010	Resale	Grant Deed	\$26,000	\$14	
May 4, 2010	Non-arms-length	Grant Deed	\$88,555	\$49	
May 4, 2010	Non-arms-length	Grant Deed	\$88,555	\$49	
Mar 26, 1999	Resale	Grant Deed	\$79,900	\$44	\$79K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Harper Elementary School	Elementary	KG–5	0.1 mi
Sequoyah Middle School	Middle	6–8	0.2 mi
Charles R. Drew High School	High	9–12	1.4 mi

District: Clayton 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 30274

111 CRIME INDEX	93 AIR POLLUTION	36,452 POPULATION	\$57K 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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