

Single Family Residence **RESIDENTIAL**

1645 NORTHCLIFF TRCE

ROSWELL, GA 30076

\$858,152 TopHap Estimate · \$244 / ft² · confidence 93 · as of Jul 14, 2026

4
BEDS

3.5
BATHS

3,520 ft²
LIVING AREA

0.68 ac
LOT SIZE

1984
YEAR BUILT

2
STORIES

9
ROOMS

VALUATION

\$858K

\$795K low

\$922K high

Last Sale

\$527,000 · Aug 18, 2006

Est. Owner Equity

\$339,652

Loan-to-Value

64%

TAX & ASSESSMENT

Property Tax

\$4,629 (2025)

Assessed Value

\$267,480

Previous Assessed

\$244,840

Assessor Market Value

\$668,700

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.68
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Patio · 244 ft²

Porch · 128 ft²

CLIMATE RISK

53 FLOOD	13 WILDFIRE	85 HEAT	94 STORM	41 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	\$/FT²	LOAN
Jun 21, 2006	Resale	Deed	\$527,000	\$150	\$417K
Jun 21, 2006	Resale	Grant Deed	\$527,000	\$150	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
River Eves Elementary School	Elementary	PK–5	0.2 mi
Centennial High School	High	9–12	1.6 mi
Holcomb Bridge Middle School	Middle	6–8	1.8 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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