

Single Family Residence

RESIDENTIAL

2894 RIVER RIDGE HL

DECATUR, GA 30034

\$256,924 TopHap Estimate · \$140 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

1,830 ft²

LIVING AREA

0.2 ac

LOT SIZE

1994

YEAR BUILT

2

STORIES

VALUATION

\$257K

\$244K low

\$270K high

Last Sale

\$175,000 · Jan 17, 2020

Est. Owner Equity

\$78,969

Loan-to-Value

70%

TAX & ASSESSMENT

Property Tax	\$3,170 (2025)
Assessed Value	\$113,480
Previous Assessed	\$110,760
Assessor Market Value	\$283,700

PROPERTY FACTS

Property Type	Single Family Residence
Style	Traditional/Old
County	DeKalb
Lot (acres)	0.20
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Shed · 80 ft²

Patio · 120 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 17, 2020	Resale	Grant Deed	\$175,000	\$96	\$172K
Sep 3, 2019	Resale	Trustees Deed	\$129,541	\$71	
Mar 21, 2011	Quitclaim	Quit Claim Transfer			
Nov 19, 2006	Quitclaim	Quit Claim Transfer			
Aug 30, 2006	Quitclaim	Quit Claim Transfer			
Feb 25, 2005	Quitclaim	Quit Claim Transfer			\$151K
Jan 14, 2005	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Oakview Elementary School	Elementary	PK–5	0.8 mi
Cedar Grove High School	High	9–12	1.4 mi
Cedar Grove Middle School	Middle	6–8	1.9 mi

District: DeKalb 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 30034

76 CRIME INDEX	85 AIR POLLUTION	47,184 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	Owner occupied
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