

Single Family Residence

**RESIDENTIAL**

# 2220 RIVER CLIFF DR

ROSWELL, GA 30076

**\$1,092,376** TopHap Estimate · \$253 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**4**

BEDS

**4.5**

BATHS

**4,323 ft<sup>2</sup>**

LIVING AREA

**0.74 ac**

LOT SIZE

**1988**

YEAR BUILT

**2**

STORIES

**8**

ROOMS

## VALUATION

**\$1.1M**

\$1M low

\$1.1M high

Last Sale

**\$526,000 · Jul 9, 2004**

Est. Owner Equity

**\$129,026**

Loan-to-Value

**93%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$6,467 (2025) |
| Assessed Value        | \$340,000      |
| Previous Assessed     | \$358,120      |
| Assessor Market Value | \$850,000      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Conventional            |
| County        | FULTON                  |
| Lot (acres)   | 0.74                    |
| Construction  | Brick                   |
| Heating       | Yes                     |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Pool          | No                      |
| View          | Neighborhood / Spot     |

Patio · 209 ft²

Porch · 78 ft²

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 14<br>WILDFIRE | 85<br>HEAT | 92<br>STORM | 41<br>DROUGHT |
|------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|-----------------|---------------|-----------|--------|--------|
| Jun 29, 2004 | Resale          | Grant Deed    | \$526,000 | \$122  | \$200K |
| Jun 29, 2004 | Non-arms-length | Warranty Deed | \$35,900  | \$8    |        |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Holcomb Bridge Middle School | Middle     | 6–8    | 0.7 mi   |
| River Eves Elementary School | Elementary | PK–5   | 0.9 mi   |
| Centennial High School       | High       | 9–12   | 1.0 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>54</b><br>CRIME INDEX | <b>82</b><br>AIR POLLUTION | <b>42,728</b><br>POPULATION | <b>\$113K</b><br>MEDIAN IN-COME | <b>60°F</b><br>AVG TEMP | <b>61%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|