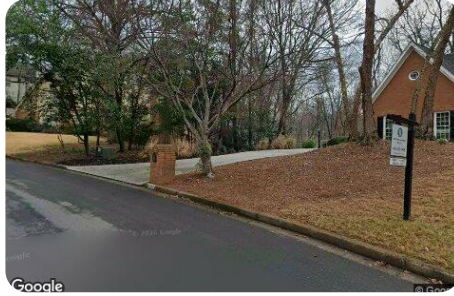


Single Family Residence **RESIDENTIAL**

8705 RIVER BLUFF LN

ROSWELL, GA 30076

\$1,115,000 TopHap Estimate · \$287 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

3,887 ft²

LIVING AREA

1.11 ac

LOT SIZE

1985

YEAR BUILT

1

STORIES

9

ROOMS

VALUATION

\$1.1M

\$1.1M low

\$1.2M high

Last Sale

\$765,000 · Jun 9, 2021

Est. Owner Equity

\$696,989

Loan-to-Value

37%

TAX & ASSESSMENT

Property Tax	\$8,387 (2025)
Assessed Value	\$321,120
Previous Assessed	\$386,120
Assessor Market Value	\$802,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Construction	Brick
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Deck Patio · 520 ft² Porch · 36 ft²

CLIMATE RISK

1 FLOOD	6 WILDFIRE	85 HEAT	92 STORM	45 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 9, 2021	Financing	Warranty Deed			
Jun 9, 2021	Resale	Warranty Deed	\$765,000	\$197	\$500K
Jun 24, 2019	Quitclaim	Quit Claim Transfer			\$344K
Jan 5, 2012	Resale	Warranty Deed	\$320,000	\$82	\$312K

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	1.2 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	Absentee owner
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