

Single Family Residence **RESIDENTIAL**

8280 RIVERBIRCH DR

ROSWELL, GA 30076

\$631,082 TopHap Estimate · \$271 / ft² · confidence 90 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,332 ft²

LIVING AREA

0.29 ac

LOT SIZE

1980

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$631K

\$570K low

\$692K high

Last Sale

\$354,900 · Aug 25, 2006

Est. Owner Equity

\$313,827

Loan-to-Value

52%

TAX & ASSESSMENT

Property Tax	\$5,143 (2025)
Assessed Value	\$196,920
Previous Assessed	\$179,800
Assessor Market Value	\$492,300

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.29
Construction	Brick
Heating	Yes
Cooling	Yes
Fireplace	Yes
Garage	Garage, Basement
Pool	No
View	Neighborhood / Spot

Deck

Patio · 212 ft²

Porch · 16 ft²

CLIMATE RISK

1

FLOOD

10

WILDFIRE

85

HEAT

92

STORM

45

DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 10, 2021	Financing	Warranty Deed			
Aug 21, 2006	Resale	Deed	\$354,900	\$152	\$284K
Aug 21, 2006	Resale	Grant Deed	\$354,900	\$152	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Holcomb Bridge Middle School	Middle	6–8	0.8 mi
Centennial High School	High	9–12	1.8 mi
River Eves Elementary School	Elementary	PK–5	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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