

Single Family Residence **RESIDENTIAL**

8265 RIVERBIRCH DR

ROSWELL, GA 30076

\$615,018 TopHap Estimate · \$284 / ft² · confidence 89 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,166 ft²

LIVING AREA

0.49 ac

LOT SIZE

1980

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$615K

\$549K low

\$681K high

Last Sale

\$344,000 · Jul 18, 2006

Est. Owner Equity

\$96,018

Loan-to-Value

87%

TAX & ASSESSMENT

Property Tax	\$3,654 (2025)
Assessed Value	\$221,840
Previous Assessed	\$200,800
Assessor Market Value	\$554,600

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.48
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Patio · 252 ft²

CLIMATE RISK

1
FLOOD

11
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
Jul 14, 2006	Resale	Deed	\$344,000	\$159	\$244K
Jul 14, 2006	Resale	Grant Deed	\$344,000	\$159	

ASSIGNED SCHOOLS

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