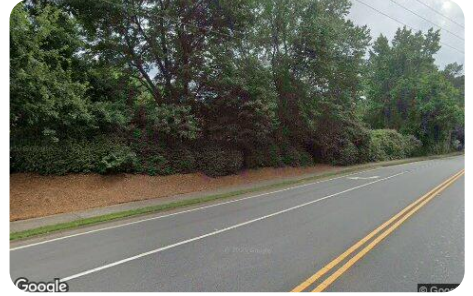


Single Family Residence **RESIDENTIAL**

3360 RIVER BIRCH WAY NE

ROSWELL, GA 30075

\$585,288 TopHap Estimate · \$275 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,126 ft²

LIVING AREA

0.27 ac

LOT SIZE

1981

YEAR BUILT

2

STORIES

6

ROOMS

VALUATION

\$585K

\$532K low

\$639K high

Last Sale

\$315,000 · Oct 23, 2014

Est. Owner Equity

\$409,788

Loan-to-Value

30%

TAX & ASSESSMENT

Property Tax	\$5,490 (2025)
Assessed Value	\$221,348
Previous Assessed	\$405,600
Assessor Market Value	\$553,370

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	Cobb
Construction	Frame (Unspecified)
Heating	Heat Pump
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 20 ft²

Patio · 9 ft²

Porch · 16 ft²

CLIMATE RISK

1 FLOOD	15 WILDFIRE	85 HEAT	96 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
Oct 23, 2014	Resale	Grant Deed	\$315,000	\$148	\$176K
Mar 4, 2005	Resale	Grant Deed	\$217,000	\$102	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Shallowford Falls Elementary School	Elementary	KG–5	0.6 mi
Lassiter High School	High	9–12	2.7 mi
Simpson Middle School	Middle	6–8	2.8 mi

District: Cobb 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 30075

28 CRIME INDEX	83 AIR POLLUTION	58,252 POPULATION	\$152K 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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