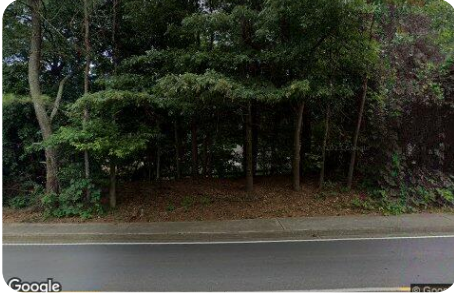


Single Family Residence **RESIDENTIAL**

3349 RIVER BIRCH WAY NE

ROSWELL, GA 30075

\$521,738 TopHap Estimate · \$271 / ft² · confidence 94 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,927 ft²
LIVING AREA

0.24 ac
LOT SIZE

1981
YEAR BUILT

1
STORIES

6
ROOMS

2
PARKING

VALUATION

\$522K

\$491K low

\$552K high

Last Sale

\$367,000 · Apr 1, 2019

Est. Owner Equity

\$0

Loan-to-Value

520%

TAX & ASSESSMENT

Property Tax	\$5,313 (2025)
Assessed Value	\$208,108
Previous Assessed	\$402,150
Assessor Market Value	\$520,270

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Cobb
Construction	Frame (Unspecified)
Heating	Heat Pump
Cooling	Central
Fireplace	Yes
Pool	No

Patio · 40 ft²

CLIMATE RISK

1 FLOOD	14 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
Jun 2, 2015	Quitclaim	Quit Claim Transfer			
Apr 5, 2007	Resale	Warranty Deed	\$250,000	\$130	\$200K
Apr 5, 2007	Quitclaim	Quit Claim Transfer			\$25K
Apr 5, 2007	Resale	Grant Deed	\$250,000	\$130	
Apr 5, 2007	Quitclaim	Quit Claim Transfer			
Jul 23, 2004	Resale	Warranty Deed	\$229,500	\$119	\$184K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Shallowford Falls Elementary School	Elementary	KG–5	0.5 mi
Lassiter High School	High	9–12	2.5 mi

Simpson Middle School	Middle	6–8	2.6 mi
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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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