

Single Family Residence **RESIDENTIAL**

8555 RIVERBIRCH DR

ROSWELL, GA 30076

\$778,867 TopHap Estimate · \$239 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

4.5

BATHS

3,264 ft²

LIVING AREA

0.39 ac

LOT SIZE

1988

YEAR BUILT

1

STORIES

9

ROOMS

VALUATION

\$779K

\$726K low

\$832K high

Last Sale

\$525,000 · Aug 7, 2020

Est. Owner Equity

\$385,117

Loan-to-Value

52%

TAX & ASSESSMENT

Property Tax	\$6,491 (2025)
Assessed Value	\$260,000
Previous Assessed	\$281,440
Assessor Market Value	\$650,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.39
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	Yes
View	Neighborhood / Spot

Deck

Patio · 456 ft²

Porch · 40 ft²

CLIMATE RISK

1

FLOOD

8

WILDFIRE

85

HEAT

92

STORM

41

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 7, 2020	Resale	Grant Deed	\$525,000	\$161	\$394K
May 21, 2014	Resale	Grant Deed	\$447,600	\$137	\$417K
Sep 10, 2009	Quitclaim	Quit Claim Transfer			
Mar 5, 2007	Resale	Deed	\$455,000	\$139	\$225K
Mar 5, 2007	Resale	Grant Deed	\$455,000	\$139	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Holcomb Bridge Middle School	Middle	6–8	0.6 mi
Centennial High School	High	9–12	1.6 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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