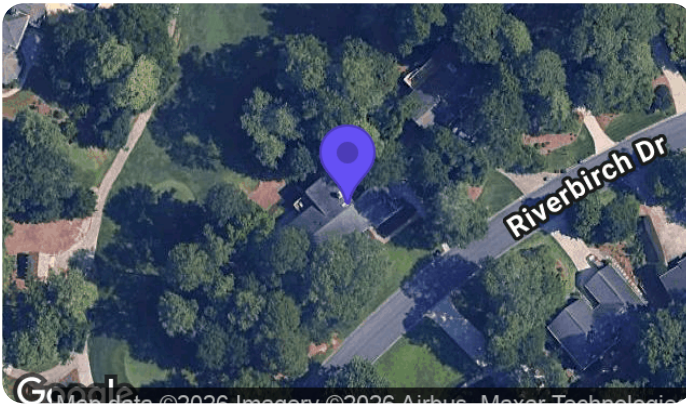


Single Family Residence **RESIDENTIAL**

8220 RIVERBIRCH DR

ROSWELL, GA 30076

\$725,848 TopHap Estimate · \$502 / ft² · confidence 95 · as of Jul 14, 2026



4
BEDS

3
BATHS

1,447 ft²
LIVING AREA

0.32 ac
LOT SIZE

1978
YEAR BUILT

1
STORIES

8
ROOMS

VALUATION

\$726K

\$690K low

\$762K high

Last Sale

\$488,000 · Jun 2, 2017

Est. Owner Equity

\$171,048

Loan-to-Value

79%

TAX & ASSESSMENT

Property Tax	\$6,214 (2025)
Assessed Value	\$237,920
Previous Assessed	\$207,800
Assessor Market Value	\$594,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	FULTON
Lot (acres)	0.32
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Patio · 512 ft²

Porch · 264 ft²

CLIMATE RISK

1

FLOOD

11

WILDFIRE

85

HEAT

92

STORM

45

DROUGHT

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

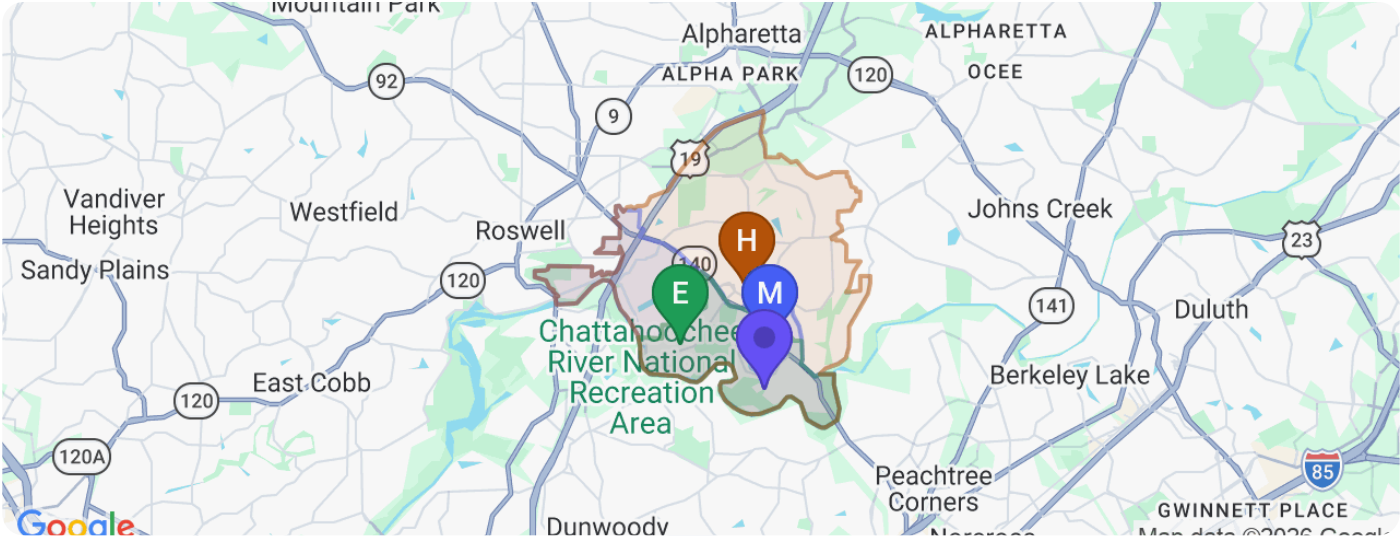
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 2, 2017	Resale	Grant Deed	\$488,000	\$337	\$415K
Apr 30, 2015	Resale	Grant Deed	\$320,000	\$221	\$358K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Holcomb Bridge Middle School	Middle	6–8	0.8 mi
River Eves Elementary School	Elementary	PK–5	1.7 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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