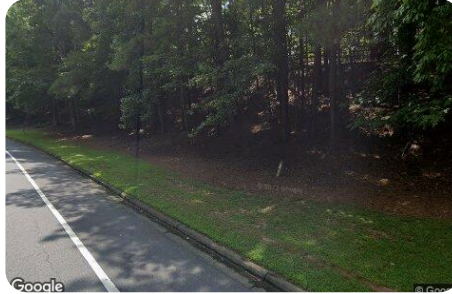


Single Family Residence **RESIDENTIAL**

8715 RIVER TRCE

ROSWELL, GA 30076

\$932,368 TopHap Estimate · \$223 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

4.5

BATHS

4,179 ft²

LIVING AREA

1.67 ac

LOT SIZE

1983

YEAR BUILT

1

STORIES

9

ROOMS

VALUATION

\$932K

\$861K low

\$1M high

Last Sale

\$500,000 · Jul 31, 2014

Est. Owner Equity

\$532,368

Loan-to-Value

42%

TAX & ASSESSMENT

Property Tax	\$8,678 (2025)
Assessed Value	\$332,240
Previous Assessed	\$310,000
Assessor Market Value	\$830,600

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Patio · 360 ft²

Porch · 482 ft²

CLIMATE RISK

60 FLOOD	13 WILDFIRE	85 HEAT	92 STORM	41 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 31, 2014	Resale	Grant Deed	\$500,000	\$120	\$400K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Holcomb Bridge Middle School	Middle	6–8	0.6 mi
River Eves Elementary School	Elementary	PK–5	1.0 mi
Centennial High School	High	9–12	1.1 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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