

Single Family Residence **RESIDENTIAL**

8690 RIVER BLUFF LN

ROSWELL, GA 30076

\$1,085,108 TopHap Estimate · \$221 / ft² · confidence 94 · as of Jul 14, 2026



5
BEDS

5.5
BATHS

4,899 ft²
LIVING AREA

1.01 ac
LOT SIZE

1998
YEAR BUILT

2
STORIES

14
ROOMS

VALUATION

\$1.1M

\$1M low

\$1.2M high

Last Sale

\$770,000 · Dec 4, 2020

Est. Owner Equity

\$507,608

Loan-to-Value

51%

TAX & ASSESSMENT

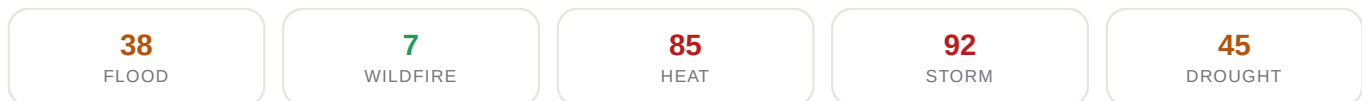
Property Tax	\$8,059 (2025)
Assessed Value	\$348,360
Previous Assessed	\$430,000
Assessor Market Value	\$870,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Construction	Brick
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	Yes
View	Neighborhood / Spot

Porch · 816 ft²

CLIMATE RISK



Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 4, 2020	Resale	Grant Deed	\$770,000	\$157	\$578K
May 15, 1998	Non-arms-length	Warranty Deed	\$410,300	\$84	\$250K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
River Eves Elementary School	Elementary	PK–5	0.8 mi
Holcomb Bridge Middle School	Middle	6–8	0.8 mi
Centennial High School	High	9–12	1.2 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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