

Single Family Residence **RESIDENTIAL**

8696 RIVER BLUFF LN

ROSWELL, GA 30076

\$1,570,367 TopHap Estimate · \$336 / ft² · confidence 96 · as of Jul 14, 2026



6

BEDS

6

BATHS

4,676 ft²

LIVING AREA

0.99 ac

LOT SIZE

1997

YEAR BUILT

2

STORIES

10

ROOMS

VALUATION

\$1.6M

\$1.5M low

\$1.6M high

Last Sale

\$1,425,000 · Sep 19, 2022

Est. Owner Equity

\$1,570,367

TAX & ASSESSMENT

Property Tax	\$11,472 (2025)
Assessed Value	\$450,720
Previous Assessed	\$484,840
Assessor Market Value	\$1,126,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	FULTON
Lot (acres)	0.99
Construction	Brick
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	Yes
View	Neighborhood / Spot

Patio · 336 ft²

Porch · 1,625 ft²

CLIMATE RISK

47
FLOOD

7
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
Sep 16, 2022	Resale	Warranty Deed	\$1,425,000	\$305	
Jul 29, 2019	Resale	Grant Deed	\$874,000	\$187	\$612K

ASSIGNED SCHOOLS

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