

Single Family Residence **RESIDENTIAL**

8660 RIVER TRCE

ROSWELL, GA 30076

\$1,338,437 TopHap Estimate · \$274 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

5.5

BATHS

4,887 ft²

LIVING AREA

3.65 ac

LOT SIZE

1985

YEAR BUILT

2

STORIES

10

ROOMS

VALUATION

\$1.3M

\$1.2M low

\$1.4M high

Last Sale

\$920,000 · Jan 20, 2015

Est. Owner Equity

\$185,437

Loan-to-Value

86%

TAX & ASSESSMENT

Property Tax	\$9,356 (2025)
Assessed Value	\$442,920
Previous Assessed	\$553,760
Assessor Market Value	\$1,107,300

PROPERTY FACTS

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

Patio · 1,104 ft²

Porch · 45 ft²

CLIMATE RISK

70 FLOOD	6 WILDFIRE	85 HEAT	92 STORM	41 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 20, 2015	Non-arms-length	Warranty Deed	\$920	\$0	\$736K
Apr 26, 2010	Resale	Grant Deed	\$1,405,000	\$287	
Jul 31, 2007	Resale	Grant Deed	\$1,450,000	\$297	\$1.1M
Jul 31, 2007	Resale	Grant Deed	\$1,450,000	\$297	\$1.1M

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Holcomb Bridge Middle School	Middle	6–8	0.7 mi
River Eves Elementary School	Elementary	PK–5	1.0 mi
Centennial High School	High	9–12	1.3 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.

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 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.

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 OWNERSHIP

Occupancy	Owner occupied
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