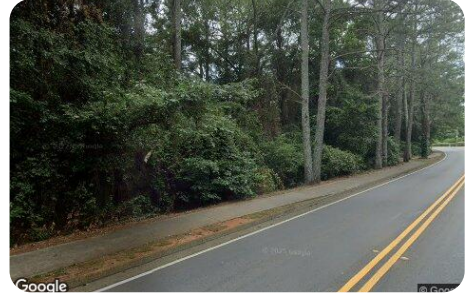
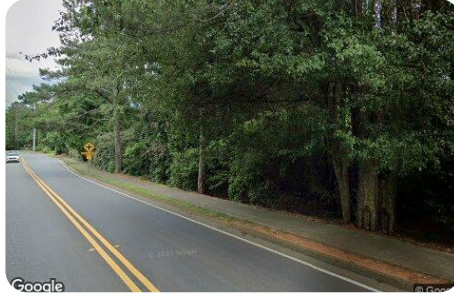
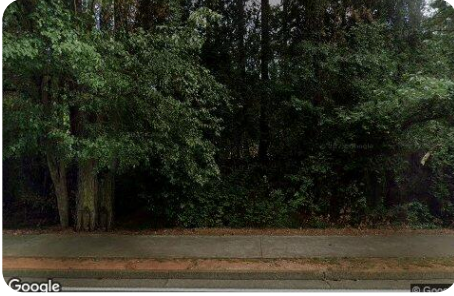


Single Family Residence **RESIDENTIAL**

3353 RIVER BIRCH WAY NE

ROSWELL, GA 30075

\$673,206 TopHap Estimate · \$262 / ft² · confidence 95 · as of Jul 14, 2026



3
BEDS

3
BATHS

2,570 ft²
LIVING AREA

0.47 ac
LOT SIZE

1982
YEAR BUILT

1
STORIES

8
ROOMS

2
PARKING

VALUATION

\$673K

\$639K low

\$708K high

Last Sale

\$440,000 · Apr 1, 2021

Est. Owner Equity

\$573,206

Loan-to-Value

14%

TAX & ASSESSMENT

Property Tax	\$1,952 (2025)
Assessed Value	\$245,600
Previous Assessed	\$387,800
Assessor Market Value	\$614,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Cobb
Construction	Frame (Unspecified)
Heating	Heat Pump
Cooling	Central
Fireplace	Yes
Pool	No

Patio · 66 ft²

Porch · 336 ft²

CLIMATE RISK

1 FLOOD	16 WILDFIRE	85 HEAT	96 STORM	45 DROUGHT
------------	----------------	------------	-------------	---------------

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 13, 2023	Financing	Intrafamily Transfer			
Mar 23, 2021	Resale	Warranty Deed	\$440,000	\$171	\$100K
Nov 7, 2019	Resale	Grant Deed	\$390,000	\$152	\$332K
Feb 7, 2012	Resale	Warranty Deed	\$180,000	\$70	\$171K
Apr 5, 2006	Quitclaim	Quit Claim Transfer			
Nov 21, 2005	Resale	Deed	\$211,000	\$82	\$168K
May 5, 2004	Quitclaim	Quit Claim Transfer			\$150K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Shallowford Falls Elementary School	Elementary	KG–5	0.5 mi
Lassiter High School	High	9–12	2.6 mi
Simpson Middle School	Middle	6–8	2.7 mi

District: Cobb 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 30075

28 CRIME INDEX	83 AIR POLLUTION	58,252 POPULATION	\$152K MEDIAN IN-COME	60°F AVG TEMP	61% SUNSHINE
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------