

Single Family Residence **RESIDENTIAL**

# 8740 RIVER BLUFF LN

ROSWELL, GA 30076

**\$1,068,016** TopHap Estimate · \$252 / ft² · confidence 98 · as of Jul 14, 2026



**4**

BEDS

**5**

BATHS

**4,231 ft²**

LIVING AREA

**0.78 ac**

LOT SIZE

**1984**

YEAR BUILT

**2**

STORIES

**10**

ROOMS

## VALUATION

**\$1.1M**

\$1M low

\$1.1M high

Last Sale

**\$365,900 · Sep 21, 1998**

Est. Owner Equity

**\$476,236**

Loan-to-Value

**61%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,333 (2025) |
| Assessed Value        | \$318,000      |
| Previous Assessed     | \$338,440      |
| Assessor Market Value | \$795,000      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Conventional            |
| County        | FULTON                  |
| Lot (acres)   | 0.78                    |
| Heating       | Yes                     |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Pool          | No                      |
| View          | Neighborhood / Spot     |

Deck

Patio · 368 ft²

Porch · 240 ft²

## CLIMATE RISK

1

FLOOD

13

WILDFIRE

85

HEAT

92

STORM

41

DROUGHT

Scores 0–100; higher = greater projected risk.

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Holcomb Bridge Middle School | Middle     | 6–8    | 0.7 mi   |
| River Eves Elementary School | Elementary | PK–5   | 0.9 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

|                                      |                                        |                                         |                                             |                                     |                                    |
|--------------------------------------|----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|
| <div>54</div> <div>CRIME INDEX</div> | <div>82</div> <div>AIR POLLUTION</div> | <div>42,728</div> <div>POPULATION</div> | <div>\$113K</div> <div>MEDIAN IN-COME</div> | <div>60°F</div> <div>AVG TEMP</div> | <div>61%</div> <div>SUNSHINE</div> |
|--------------------------------------|----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|

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

OWNERSHIP

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