

Single Family Residence **RESIDENTIAL**

8445 RIVERBIRCH DR

ROSWELL, GA 30076

\$755,473 TopHap Estimate · \$248 / ft² · confidence 90 · as of Jul 14, 2026



4

BEDS

4

BATHS

3,051 ft²

LIVING AREA

0.32 ac

LOT SIZE

1988

YEAR BUILT

1

STORIES

9

ROOMS

VALUATION

\$755K

\$679K low

\$832K high

Last Sale

\$495,000 · Jul 17, 2015

Est. Owner Equity

\$359,968

Loan-to-Value

51%

TAX & ASSESSMENT

Property Tax	\$6,657 (2025)
Assessed Value	\$254,880
Previous Assessed	\$236,560
Assessor Market Value	\$637,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.32
Construction	Brick
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Deck

Patio · 328 ft²

Porch · 200 ft²

CLIMATE RISK

1

FLOOD

8

WILDFIRE

85

HEAT

92

STORM

41

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 17, 2015	Resale	Grant Deed	\$495,000	\$162	\$396K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Holcomb Bridge Middle School	Middle	6–8	0.6 mi
Centennial High School	High	9–12	1.6 mi
River Eves Elementary School	Elementary	PK–5	1.8 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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