

Single Family Residence **RESIDENTIAL**

8765 RIVER BLUFF LN

ROSWELL, GA 30076

\$1,323,372 TopHap Estimate · \$353 / ft² · confidence 82 · as of Jul 14, 2026



4

BEDS

4

BATHS

3,750 ft²

LIVING AREA

0.86 ac

LOT SIZE

1985

YEAR BUILT

2

STORIES

7

ROOMS

VALUATION

\$1.3M

\$1.1M low

\$1.6M high

Last Sale

\$1,301,000 · Oct 2, 2025

Est. Owner Equity

\$347,622

Loan-to-Value

73%

TAX & ASSESSMENT

Property Tax	\$5,238 (2025)
Assessed Value	\$297,200
Previous Assessed	\$359,680
Assessor Market Value	\$743,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.86
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Patio · 360 ft²

Porch · 36 ft²

CLIMATE RISK

1

FLOOD

13

WILDFIRE

85

HEAT

92

STORM

41

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 30, 2025	Resale	Warranty Deed	\$1,301,000	\$347	\$976K
Jun 21, 2017	Resale	Grant Deed	\$532,000	\$142	\$424K
Jun 21, 2017	Quitclaim	Quit Claim Transfer			
Mar 16, 2007	Quitclaim	Quit Claim Transfer			\$293K
Mar 16, 2007	Quitclaim	Quit Claim Transfer			

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	1.0 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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