

Single Family Residence **RESIDENTIAL**

8745 RIVER TRCE

ROSWELL, GA 30076

\$1,007,002 TopHap Estimate · \$257 / ft² · confidence 95 · as of Jul 14, 2026



5

BEDS

5

BATHS

3,925 ft²

LIVING AREA

0.83 ac

LOT SIZE

1985

YEAR BUILT

2

STORIES

10

ROOMS

VALUATION

\$1M

\$956K low

\$1.1M high

Last Sale

\$570,000 · Aug 15, 2013

Est. Owner Equity

\$663,007

Loan-to-Value

34%

TAX & ASSESSMENT

Property Tax	\$5,484 (2025)
Assessed Value	\$354,040
Previous Assessed	\$366,880
Assessor Market Value	\$885,100

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.83
Construction	Brick
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Patio · 486 ft²

Porch · 60 ft²

CLIMATE RISK

1
FLOOD

14
WILDFIRE

85
HEAT

92
STORM

41
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 15, 2013	Resale	Warranty Deed	\$570,000	\$145	\$352K

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

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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