

Single Family Residence **RESIDENTIAL**

8725 RIVER TRCE

ROSWELL, GA 30076

\$990,072 TopHap Estimate · \$235 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

4

BATHS

4,220 ft²

LIVING AREA

1.33 ac

LOT SIZE

1984

YEAR BUILT

1

STORIES

8

ROOMS

VALUATION

\$990K

\$918K low

\$1.1M high

Est. Owner Equity

\$990,072

TAX & ASSESSMENT

Property Tax	\$5,510 (2025)
Assessed Value	\$309,800
Previous Assessed	\$365,680
Assessor Market Value	\$774,500

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Patio · 710 ft²

CLIMATE RISK

53
FLOOD

14
WILDFIRE

85
HEAT

92
STORM

41
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 19, 2026	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Holcomb Bridge Middle School	Middle	6–8	0.6 mi
River Eves Elementary School	Elementary	PK–5	1.0 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	Absentee owner
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