

Single Family Residence **RESIDENTIAL**

8705 RIVER TRCE

ROSWELL, GA 30076

\$2,006,145 TopHap Estimate · \$406 / ft² · confidence 91 · as of Jul 14, 2026



4

BEDS

5.5

BATHS

4,938 ft²

LIVING AREA

1.25 ac

LOT SIZE

1985

YEAR BUILT

2

STORIES

10

ROOMS

VALUATION

\$2M

\$1.8M low

\$2.2M high

Last Sale

\$1,950,000 · Apr 29, 2025

Est. Owner Equity

\$1,830,340

Loan-to-Value

9%

TAX & ASSESSMENT

Property Tax	\$9,677 (2025)
Assessed Value	\$545,240
Previous Assessed	\$594,880
Assessor Market Value	\$1,363,100

PROPERTY FACTS

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

Deck Patio · 883 ft² Porch · 535 ft²

CLIMATE RISK

1 FLOOD	13 WILDFIRE	85 HEAT	92 STORM	45 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 25, 2025	Resale	Warranty Deed	\$1,950,000	\$395	\$176K
Apr 25, 2025	Financing	Warranty Deed			
Sep 16, 2004	Resale	Warranty Deed	\$615,000	\$125	\$492K
Mar 15, 2004	Resale	Grant Deed	\$630,000	\$128	\$535K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Holcomb Bridge Middle School	Middle	6–8	0.6 mi
River Eves Elementary School	Elementary	PK–5	1.1 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

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

OWNERSHIP

Occupancy	Absentee owner
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