

Single Family Residence **RESIDENTIAL**

8695 RIVER TRCE

ROSWELL, GA 30076

\$1,022,918 TopHap Estimate · \$216 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

5

BATHS

4,738 ft²

LIVING AREA

1 ac

LOT SIZE

1986

YEAR BUILT

1

STORIES

10

ROOMS

VALUATION

\$1M

\$949K low

\$1.1M high

Last Sale

\$405,000 · May 11, 1995

Est. Owner Equity

\$882,918

Loan-to-Value

14%

TAX & ASSESSMENT

Property Tax	\$2,937 (2025)
Assessed Value	\$317,440
Previous Assessed	\$379,960
Assessor Market Value	\$793,600

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	1.00
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Deck

Patio · 384 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
Jan 30, 2006	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	1.1 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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