

Single Family Residence **RESIDENTIAL**

8680 RIVER TRCE

ROSWELL, GA 30076

\$1,000,753 TopHap Estimate · \$246 / ft² · confidence 95 · as of Jul 14, 2026



5

BEDS

5

BATHS

4,063 ft²

LIVING AREA

1.02 ac

LOT SIZE

1984

YEAR BUILT

1

STORIES

10

ROOMS

VALUATION

\$1M

\$952K low

\$1M high

Last Sale

\$644,000 · Sep 4, 2020

Est. Owner Equity

\$490,353

Loan-to-Value

49%

TAX & ASSESSMENT

Property Tax	\$6,698 (2025)
Assessed Value	\$292,680
Previous Assessed	\$340,920
Assessor Market Value	\$731,700

PROPERTY FACTS

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

Deck Patio · 276 ft² Porch · 384 ft²

CLIMATE RISK

43 FLOOD	6 WILDFIRE	85 HEAT	92 STORM	41 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 1, 2020	Quitclaim	Quit Claim Transfer			
Sep 4, 2020	Resale	Warranty Deed	\$644,000	\$159	\$510K
Apr 30, 2015	Resale	Grant Deed	\$520,000	\$128	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Holcomb Bridge Middle School	Middle	6–8	0.7 mi
River Eves Elementary School	Elementary	PK–5	1.0 mi
Centennial High School	High	9–12	1.2 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.

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 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.

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 OWNERSHIP

Occupancy	Owner occupied
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