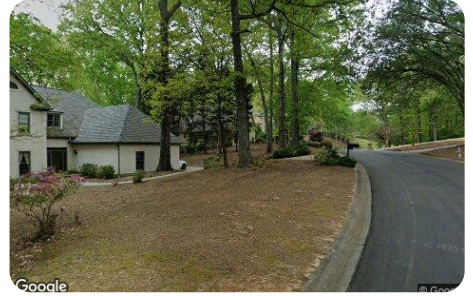


Single Family Residence **RESIDENTIAL**

8690 RIVER TRCE

ROSWELL, GA 30076

\$1,105,922 TopHap Estimate · \$268 / ft² · confidence 93 · as of Jul 14, 2026



5

BEDS

4.5

BATHS

4,134 ft²

LIVING AREA

0.95 ac

LOT SIZE

1984

YEAR BUILT

1

STORIES

10

ROOMS

VALUATION

\$1.1M

\$1M low

\$1.2M high

Est. Owner Equity

\$700,699

Loan-to-Value

39%

TAX & ASSESSMENT

Property Tax	\$6,778 (2025)
Assessed Value	\$351,480
Previous Assessed	\$410,960
Assessor Market Value	\$878,700

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.95
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Patio · 876 ft²

Porch · 192 ft²

CLIMATE RISK

43 FLOOD	6 WILDFIRE	85 HEAT	92 STORM	45 DROUGHT
-------------	---------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

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.

| 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	Owner occupied
-----------	----------------