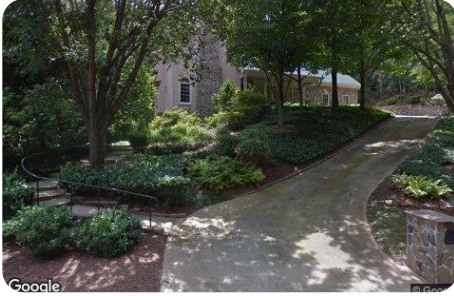


Single Family Residence **RESIDENTIAL**

8710 RIVER TRCE

ROSWELL, GA 30076

\$979,863 TopHap Estimate · \$252 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

4

BATHS

3,887 ft²

LIVING AREA

0.73 ac

LOT SIZE

1985

YEAR BUILT

1

STORIES

9

ROOMS

VALUATION

\$980K

\$936K low

\$1M high

Last Sale

\$600,000 · Mar 24, 2017

Est. Owner Equity

\$529,863

Loan-to-Value

45%

TAX & ASSESSMENT

Property Tax	\$5,337 (2025)
Assessed Value	\$323,480
Previous Assessed	\$345,080
Assessor Market Value	\$808,700

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.73
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Patio · 1,072 ft²

Porch · 218 ft²

CLIMATE RISK

1 FLOOD	12 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
May 1, 2017	Quitclaim	Quit Claim Transfer			
Mar 24, 2017	Resale	Grant Deed	\$600,000	\$154	\$570K
Jun 28, 2012	Resale	Warranty Deed	\$432,000	\$111	\$346K

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	1.1 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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