

Single Family Residence **RESIDENTIAL**

8750 RIVER BLUFF LN

ROSWELL, GA 30076

\$1,126,263 TopHap Estimate · \$216 / ft² · confidence 96 · as of Jul 14, 2026



5

BEDS

5

BATHS

5,218 ft²

LIVING AREA

0.69 ac

LOT SIZE

1985

YEAR BUILT

1

STORIES

10

ROOMS

VALUATION

\$1.1M

\$1.1M low

\$1.2M high

Last Sale

\$605,000 · Dec 30, 2014

Est. Owner Equity

\$504,363

Loan-to-Value

51%

TAX & ASSESSMENT

Property Tax	\$6,933 (2025)
Assessed Value	\$400,000
Previous Assessed	\$304,000
Assessor Market Value	\$1,000,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.69
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Patio · 750 ft²

Porch · 309 ft²

CLIMATE RISK

1

FLOOD

9

WILDFIRE

85

HEAT

92

STORM

41

DROUGHT

Scores 0–100; higher = greater projected risk.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Holcomb Bridge Middle School	Middle	6–8	0.7 mi
River Eves Elementary School	Elementary	PK–5	0.9 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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