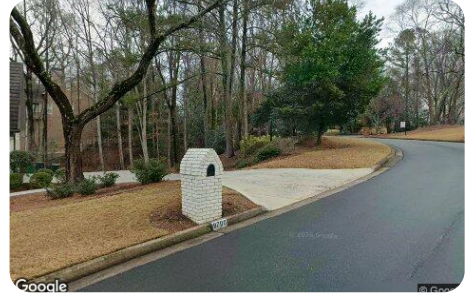


Single Family Residence **RESIDENTIAL**

8700 RIVER BLUFF LN

ROSWELL, GA 30076

\$1,075,065 TopHap Estimate · \$255 / ft² · confidence 97 · as of Jul 14, 2026



6

BEDS

5.5

BATHS

4,209 ft²

LIVING AREA

0.57 ac

LOT SIZE

1986

YEAR BUILT

2

STORIES

9

ROOMS

VALUATION

\$1.1M

\$1M low

\$1.1M high

Last Sale

\$950,000 · Mar 22, 2023

Est. Owner Equity

\$315,065

Loan-to-Value

71%

TAX & ASSESSMENT

Property Tax	\$9,021 (2025)
Assessed Value	\$356,880
Previous Assessed	\$377,600
Assessor Market Value	\$892,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.57
Construction	Brick
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Deck Patio · 782 ft² Porch · 704 ft²

CLIMATE RISK

1 FLOOD	6 WILDFIRE	85 HEAT	92 STORM	45 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 17, 2023	Resale	Warranty Deed	\$950,000	\$226	\$760K
Aug 17, 2015	Resale	Warranty Deed	\$625,000	\$148	\$500K
May 1, 2014	Resale	Warranty Deed	\$440,000	\$105	\$515K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Holcomb Bridge Middle School	Middle	6–8	0.8 mi
River Eves Elementary School	Elementary	PK–5	0.9 mi

Centennial High School	High	9–12	1.2 mi
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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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