

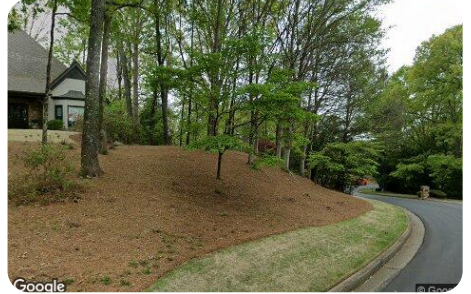
Single Family Residence

RESIDENTIAL

8725 RIVER BLUFF LN

ROSWELL, GA 30076

\$1,144,117 TopHap Estimate · \$269 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

4

BATHS

4,257 ft²

LIVING AREA

0.72 ac

LOT SIZE

1985

YEAR BUILT

1

STORIES

8

ROOMS

VALUATION

\$1.1M

\$1.1M low

\$1.2M high

Last Sale

\$447,500 · May 5, 1998

Est. Owner Equity

\$587,117

Loan-to-Value

52%

TAX & ASSESSMENT

Property Tax	\$6,924 (2025)
Assessed Value	\$361,200
Previous Assessed	\$423,760
Assessor Market Value	\$903,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.71
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Deck

Patio · 348 ft²

Porch · 72 ft²

CLIMATE RISK

1

FLOOD

11

WILDFIRE

85

HEAT

92

STORM

41

DROUGHT

Scores 0–100; higher = greater projected risk.

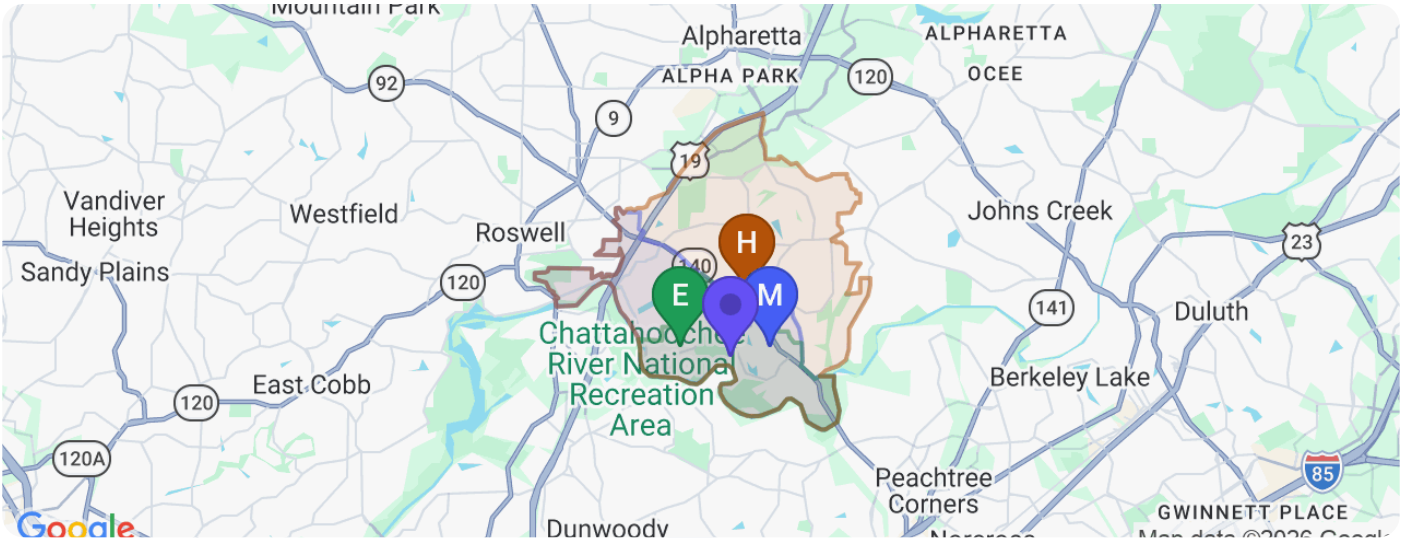
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 4, 2009	Quitclaim	Quit Claim Transfer			
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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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