

Single Family Residence **RESIDENTIAL**

8735 RIVER BLUFF LN

ROSWELL, GA 30076

\$1,038,781 TopHap Estimate · \$241 / ft² · confidence 93 · as of Jul 14, 2026



5
BEDS

5
BATHS

4,302 ft²
LIVING AREA

0.58 ac
LOT SIZE

1986
YEAR BUILT

2
STORIES

10
ROOMS

VALUATION

\$1M

\$969K low

\$1.1M high

Last Sale

\$398,000 · Jan 15, 1998

Est. Owner Equity

\$1,038,781

TAX & ASSESSMENT

Assessed Value	\$309,480
Previous Assessed	\$364,400
Assessor Market Value	\$773,700

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	Fulton
Lot (acres)	0.58
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Pool	Yes

Deck · 540 ft²

Porch · 252 ft²

CLIMATE RISK

1
FLOOD

13
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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