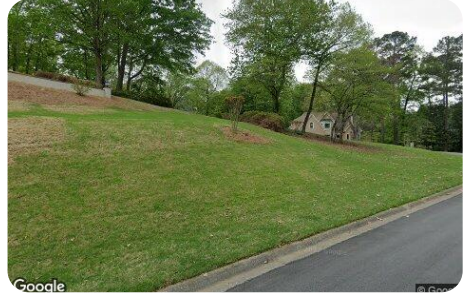


Single Family Residence **RESIDENTIAL**

8745 RIVER BLUFF LN

ROSWELL, GA 30076

\$1,114,167 TopHap Estimate · \$248 / ft² · confidence 94 · as of Jul 14, 2026



5
BEDS

4.5
BATHS

4,499 ft²
LIVING AREA

0.77 ac
LOT SIZE

1985
YEAR BUILT

1
STORIES

10
ROOMS

VALUATION

\$1.1M

\$1.1M low

\$1.2M high

Est. Owner Equity

\$1,114,167

TAX & ASSESSMENT

Property Tax	\$8,543 (2025)
Assessed Value	\$352,240
Previous Assessed	\$414,680
Assessor Market Value	\$880,600

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.77
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Deck

Patio · 1,586 ft²

CLIMATE RISK

1 FLOOD	13 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
Jun 7, 2024	Financing	Warranty Deed			

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	Absentee owner
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