

Single Family Residence **RESIDENTIAL**

8675 RIVER BLUFF LN

ROSWELL, GA 30076

\$1,032,779 TopHap Estimate · \$208 / ft² · confidence 97 · as of Jul 14, 2026



4
BEDS

3.5
BATHS

4,964 ft²
LIVING AREA

0.78 ac
LOT SIZE

1996
YEAR BUILT

2
STORIES

8
ROOMS

VALUATION

\$1M

\$999K low

\$1.1M high

Last Sale

\$665,000 · Jun 5, 2015

Est. Owner Equity

\$658,163

Loan-to-Value

37%

TAX & ASSESSMENT

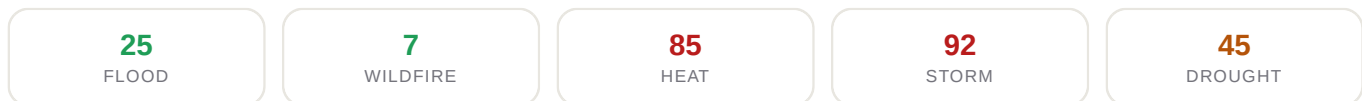
Property Tax	\$7,981 (2025)
Assessed Value	\$349,720
Previous Assessed	\$324,000
Assessor Market Value	\$874,300

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	FULTON
Lot (acres)	0.78
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Deck Patio · 448 ft² Porch · 108 ft²

CLIMATE RISK



Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 10, 2026	Financing	Mortgage			\$375K

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	1.3 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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