

Single Family Residence

RESIDENTIAL

8160 RIVERBIRCH DR

ROSWELL, GA 30076

\$777,587 TopHap Estimate · \$263 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,955 ft²

LIVING AREA

0.23 ac

LOT SIZE

1989

YEAR BUILT

2

STORIES

6

ROOMS

VALUATION

\$778K

\$744K low

\$811K high

Last Sale

\$500,175 · Mar 26, 2018

Est. Owner Equity

\$540,387

Loan-to-Value

31%

TAX & ASSESSMENT

Property Tax	\$725 (2025)
Assessed Value	\$278,960
Previous Assessed	\$243,440
Assessor Market Value	\$697,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.23
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Patio · 50 ft²

Porch · 252 ft²

CLIMATE RISK

35

FLOOD

11

WILDFIRE

85

HEAT

92

STORM

45

DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 26, 2018	Resale	Dual Purpose Document	\$500,000	\$169	\$250K
May 24, 2012	Quitclaim	Quit Claim Transfer			
May 24, 2012	Resale	Warranty Deed	\$415,000	\$140	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Holcomb Bridge Middle School	Middle	6–8	1.0 mi
River Eves Elementary School	Elementary	PK–5	1.8 mi
Centennial High School	High	9–12	1.9 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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