

Single Family Residence

RESIDENTIAL

8170 RIVERBIRCH DR

ROSWELL, GA 30076

\$820,880 TopHap Estimate · \$240 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

3,427 ft²

LIVING AREA

0.18 ac

LOT SIZE

1989

YEAR BUILT

1

STORIES

8

ROOMS

VALUATION

\$821K

\$778K low

\$864K high

Last Sale

\$525,000 · Oct 29, 2020

Est. Owner Equity

\$820,880

TAX & ASSESSMENT

Property Tax	\$4,799 (2025)
Assessed Value	\$263,720
Previous Assessed	\$241,120
Assessor Market Value	\$659,300

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.18
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Porch · 292 ft²

CLIMATE RISK

1
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
Oct 29, 2020	Resale	Grant Deed	\$525,000	\$153	
Sep 2, 2004	Resale	Warranty Deed	\$366,000	\$107	\$293K

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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