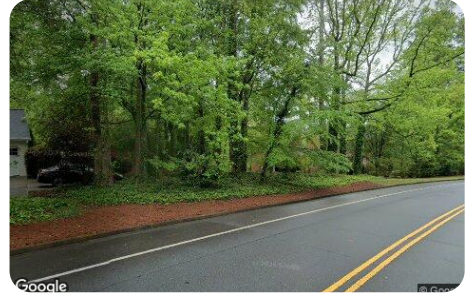


Single Family Residence **RESIDENTIAL**

8450 RIVERBIRCH DR

ROSWELL, GA 30076

\$733,964 TopHap Estimate · \$235 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

3

BATHS

3,129 ft²

LIVING AREA

0.45 ac

LOT SIZE

1979

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$734K

\$683K low

\$785K high

Last Sale

\$440,000 · Nov 29, 2012

Est. Owner Equity

\$442,464

Loan-to-Value

38%

TAX & ASSESSMENT

Property Tax	\$4,045 (2025)
Assessed Value	\$266,120
Previous Assessed	\$240,120
Assessor Market Value	\$665,300

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.45
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Deck

Patio · 352 ft²

Porch · 185 ft²

CLIMATE RISK

1

FLOOD

13

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
Nov 29, 2012	Resale	Warranty Deed	\$440,000	\$141	\$352K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Holcomb Bridge Middle School	Middle	6–8	0.6 mi
Centennial High School	High	9–12	1.6 mi
River Eves Elementary School	Elementary	PK–5	1.8 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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