

Single Family Residence **RESIDENTIAL**

8565 RIVERBIRCH DR

ROSWELL, GA 30076

\$713,295 TopHap Estimate · \$246 / ft² · confidence 91 · as of Jul 14, 2026



5
BEDS

3.5
BATHS

2,902 ft²
LIVING AREA

0.4 ac
LOT SIZE

1988
YEAR BUILT

2
STORIES

10
ROOMS

VALUATION

\$713K

\$647K low

\$779K high

Est. Owner Equity

\$713,295

TAX & ASSESSMENT

Property Tax	\$4,981 (2025)
Assessed Value	\$263,760
Previous Assessed	\$243,760
Assessor Market Value	\$659,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.40
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Patio · 192 ft²

Porch · 496 ft²

CLIMATE RISK

1 FLOOD	14 WILDFIRE	85 HEAT	92 STORM	41 DROUGHT
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Scores 0–100; higher = greater projected risk.

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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