

Single Family Residence

RESIDENTIAL

8260 RIVERBIRCH DR

ROSWELL, GA 30076

\$799,474 TopHap Estimate · \$361 / ft² · confidence 94 · as of Jul 14, 2026



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4

BEDS

3

BATHS

2,216 ft²

LIVING AREA

0.36 ac

LOT SIZE

1980

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$799K

\$754K low

\$845K high

Last Sale

\$425,000 · Jun 1, 2016

Est. Owner Equity

\$364,581

Loan-to-Value

55%

TAX & ASSESSMENT

Property Tax	\$4,032 (2025)
Assessed Value	\$259,440
Previous Assessed	\$220,360
Assessor Market Value	\$648,600

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.35
Heating	Yes
Cooling	Yes
Pool	No
View	Neighborhood / Spot

Patio · 392 ft²

Porch · 340 ft²

CLIMATE RISK

13
FLOOD

10
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
Jun 1, 2016	Resale	Warranty Deed	\$425,000	\$192	\$435K
May 15, 2013	Resale	Warranty Deed	\$345,000	\$156	\$339K
May 30, 2008	Resale	Grant Deed	\$355,000	\$160	\$284K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Holcomb Bridge Middle School	Middle	6–8	0.8 mi
River Eves Elementary School	Elementary	PK–5	1.8 mi
Centennial High School	High	9–12	1.8 mi

District: Fulton County School District



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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