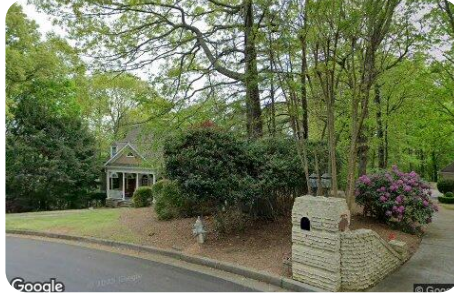


Single Family Residence **RESIDENTIAL**

8720 RIVER BLUFF LN

ROSWELL, GA 30076

\$1,185,004 TopHap Estimate · \$262 / ft² · confidence 95 · as of Jul 14, 2026



5

BEDS

4

BATHS

4,522 ft²

LIVING AREA

1.36 ac

LOT SIZE

1986

YEAR BUILT

1

STORIES

9

ROOMS

VALUATION

\$1.2M

\$1.1M low

\$1.2M high

Last Sale

\$835,000 · Dec 10, 2021

Est. Owner Equity

\$517,004

Loan-to-Value

55%

TAX & ASSESSMENT

Property Tax	\$7,845 (2025)
Assessed Value	\$345,080
Previous Assessed	\$417,000
Assessor Market Value	\$862,700

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Deck

Patio · 428 ft²

Porch · 161 ft²

CLIMATE RISK

20 FLOOD	8 WILDFIRE	85 HEAT	92 STORM	45 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 10, 2021	Resale	Warranty Deed	\$835,000	\$185	\$668K
Nov 23, 2004	Resale	Warranty Deed	\$580,000	\$128	\$323K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Holcomb Bridge Middle School	Middle	6–8	0.8 mi
River Eves Elementary School	Elementary	PK–5	0.9 mi
Centennial High School	High	9–12	1.1 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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