

Single Family Residence **RESIDENTIAL**

8695 RIVER BLUFF LN

ROSWELL, GA 30076

\$1,094,427 TopHap Estimate · \$290 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

4.5

BATHS

3,771 ft²

LIVING AREA

1.38 ac

LOT SIZE

1995

YEAR BUILT

1

STORIES

8

ROOMS

VALUATION

\$1.1M

\$1M low

\$1.2M high

Last Sale

\$630,000 · Sep 27, 2004

Est. Owner Equity

\$1,094,427

TAX & ASSESSMENT

Property Tax	\$7,250 (2025)
Assessed Value	\$433,320
Previous Assessed	\$348,000
Assessor Market Value	\$1,083,300

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	Yes
View	Neighborhood / Spot

Porch · 444 ft²

CLIMATE RISK

1 FLOOD	6 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	\$/FT ²	LOAN
May 20, 2019	Quitclaim	Quit Claim Transfer			
Dec 18, 2012	Quitclaim	Quit Claim Transfer			
Dec 18, 2012	Quitclaim	Quit Claim Transfer			
Mar 19, 2007	Quitclaim	Quit Claim Transfer			
Mar 19, 2007	Quitclaim	Quit Claim Transfer			
Sep 24, 2004	Resale	Warranty Deed	\$630,000	\$167	

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	1.3 mi
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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	Absentee owner
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