

Single Family Residence **RESIDENTIAL**

8130 RIVERBIRCH DR

ROSWELL, GA 30076

\$744,138 TopHap Estimate · \$252 / ft² · confidence 89 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,955 ft²

LIVING AREA

0.3 ac

LOT SIZE

1989

YEAR BUILT

2

STORIES

9

ROOMS

VALUATION

\$744K

\$665K low

\$823K high

Last Sale

\$455,000 · Apr 30, 2014

Est. Owner Equity

\$402,888

Loan-to-Value

44%

TAX & ASSESSMENT

Property Tax	\$4,164 (2025)
Assessed Value	\$299,920
Previous Assessed	\$252,440
Assessor Market Value	\$749,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.30
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Patio · 50 ft²

Porch · 252 ft²

CLIMATE RISK

1
FLOOD

11
WILDFIRE

85
HEAT

92
STORM

41
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 30, 2014	Resale	Warranty Deed	\$455,000	\$154	\$341K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Holcomb Bridge Middle School	Middle	6–8	1.0 mi
River Eves Elementary School	Elementary	PK–5	1.8 mi
Centennial High School	High	9–12	2.0 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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