

Single Family Residence **RESIDENTIAL**

8140 RIVERBIRCH DR

ROSWELL, GA 30076

\$777,043 TopHap Estimate · \$256 / ft² · confidence 93 · as of Jul 14, 2026



3
BEDS

2.5
BATHS

3,031 ft²
LIVING AREA

0.3 ac
LOT SIZE

1989
YEAR BUILT

1
STORIES

8
ROOMS

VALUATION

\$777K

\$723K low

\$831K high

Last Sale

\$311,900 · Jul 9, 2004

Est. Owner Equity

\$486,818

Loan-to-Value

38%

TAX & ASSESSMENT

Property Tax	\$7,585 (2025)
Assessed Value	\$290,400
Previous Assessed	\$244,040
Assessor Market Value	\$726,000

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

Porch · 410 ft²

CLIMATE RISK

35
FLOOD

11
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
Feb 24, 2004	Resale	Grant Deed	\$311,900	\$103	\$200K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Holcomb Bridge Middle School	Middle	6–8	1.0 mi
River Eves Elementary School	Elementary	PK–5	1.7 mi
Centennial High School	High	9–12	1.9 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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