

Single Family Residence **RESIDENTIAL**

8430 RIVERBIRCH DR

ROSWELL, GA 30076

\$708,264 TopHap Estimate · \$284 / ft² · confidence 90 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

2,490 ft²

LIVING AREA

0.27 ac

LOT SIZE

1984

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$708K

\$636K low

\$781K high

Last Sale

\$650,000 · Apr 6, 2023

Est. Owner Equity

\$323,264

Loan-to-Value

54%

TAX & ASSESSMENT

Property Tax	\$5,157 (2025)
Assessed Value	\$263,080
Previous Assessed	\$202,720
Assessor Market Value	\$657,700

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.27
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Patio · 244 ft²

Porch · 196 ft²

CLIMATE RISK

1 FLOOD	15 WILDFIRE	85 HEAT	92 STORM	41 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 30, 2023	Resale	Warranty Deed	\$650,000	\$261	\$385K
May 31, 2019	Resale	Grant Deed	\$485,200	\$195	\$388K
May 3, 2005	Resale	Deed	\$329,500	\$132	\$264K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Holcomb Bridge Middle School	Middle	6–8	0.6 mi
Centennial High School	High	9–12	1.6 mi
River Eves Elementary School	Elementary	PK–5	1.8 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



Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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