

Single Family Residence **RESIDENTIAL**

8435 RIVERBIRCH DR

ROSWELL, GA 30076

\$716,952 TopHap Estimate · \$219 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

4

BATHS

3,278 ft²

LIVING AREA

0.35 ac

LOT SIZE

1988

YEAR BUILT

1

STORIES

9

ROOMS

VALUATION

\$717K

\$669K low

\$765K high

Last Sale

\$340,000 · Dec 23, 2015

Est. Owner Equity

\$336,952

Loan-to-Value

54%

TAX & ASSESSMENT

Property Tax	\$3,895 (2025)
Assessed Value	\$239,360
Previous Assessed	\$220,560
Assessor Market Value	\$598,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.35
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Deck

Patio · 642 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
Dec 23, 2015	Resale	Grant Deed	\$340,000	\$104	\$323K
Mar 3, 2015	Non-arms-length	Trustees Deed	\$313,054	\$96	
Jun 1, 2004	Resale	Warranty Deed	\$309,000	\$94	\$247K

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

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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