

Single Family Residence **RESIDENTIAL**

8735 RIVER TRCE

ROSWELL, GA 30076

\$942,736 TopHap Estimate · \$210 / ft² · confidence 93 · as of Jul 14, 2026



5

BEDS

4

BATHS

4,488 ft²

LIVING AREA

1.03 ac

LOT SIZE

1985

YEAR BUILT

1

STORIES

9

ROOMS

VALUATION

\$943K

\$880K low

\$1M high

Last Sale

\$680,000 · Jun 26, 2008

Est. Owner Equity

\$540,236

Loan-to-Value

42%

TAX & ASSESSMENT

Property Tax	\$7,908 (2025)
Assessed Value	\$302,760
Previous Assessed	\$364,120
Assessor Market Value	\$756,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Construction	Brick
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Patio · 784 ft²

Porch · 240 ft²

CLIMATE RISK

1 FLOOD	14 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
Jun 12, 2008	Resale	Grant Deed	\$680,000	\$152	
Jul 28, 2004	Recorded document	Grant Deed			
Jan 9, 2004	Quitclaim	Quit Claim Transfer			\$567K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Holcomb Bridge Middle School	Middle	6–8	0.7 mi
River Eves Elementary School	Elementary	PK–5	1.0 mi
Centennial High School	High	9–12	1.1 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.

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 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.

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 OWNERSHIP

Occupancy	Owner occupied
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