

Single Family Residence

RESIDENTIAL

8295 RIVERBIRCH DR

ROSWELL, GA 30076

\$574,931 TopHap Estimate · \$299 / ft² · confidence 89 · as of Jul 14, 2026



5

BEDS

3.5

BATHS

1,920 ft²

LIVING AREA

0.38 ac

LOT SIZE

1982

YEAR BUILT

1

STORIES

9

ROOMS

VALUATION

\$575K

\$514K low

\$636K high

Last Sale

\$266,000 · Jun 30, 2009

Est. Owner Equity

\$524,931

Loan-to-Value

8%

TAX & ASSESSMENT

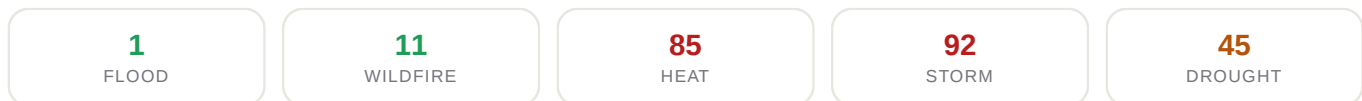
Property Tax	\$3,410 (2025)
Assessed Value	\$206,880
Previous Assessed	\$188,040
Assessor Market Value	\$517,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	FULTON
Lot (acres)	0.38
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Deck Patio · 500 ft² Porch · 40 ft²

CLIMATE RISK



Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 10, 2009	Resale	Grant Deed	\$266,000	\$139	
Feb 3, 2009	Non-arms-length	Grant Deed	\$224,000	\$117	
Jul 25, 2005	Quitclaim	Quit Claim Transfer			\$276K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Holcomb Bridge Middle School	Middle	6–8	0.8 mi
Centennial High School	High	9–12	1.8 mi
River Eves Elementary School	Elementary	PK–5	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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