

Single Family Residence **RESIDENTIAL**

8320 RIVERBIRCH DR

ROSWELL, GA 30076

\$574,116 TopHap Estimate · \$304 / ft² · confidence 89 · as of Jul 14, 2026



3
BEDS

2.5
BATHS

1,890 ft²
LIVING AREA

0.3 ac
LOT SIZE

1977
YEAR BUILT

1
STORIES

7
ROOMS

VALUATION

\$574K

\$513K low

\$635K high

Est. Owner Equity

\$488,061

Loan-to-Value

15%

TAX & ASSESSMENT

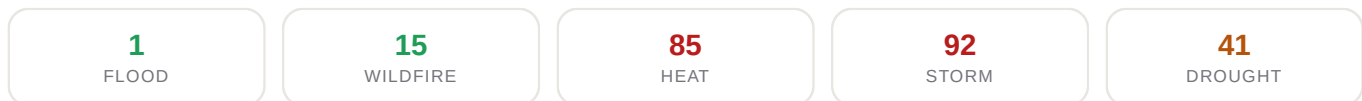
Property Tax	\$1,353 (2025)
Assessed Value	\$195,520
Previous Assessed	\$174,560
Assessor Market Value	\$488,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	FULTON
Lot (acres)	0.30
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Deck Patio · 368 ft² Porch · 192 ft²

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

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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