

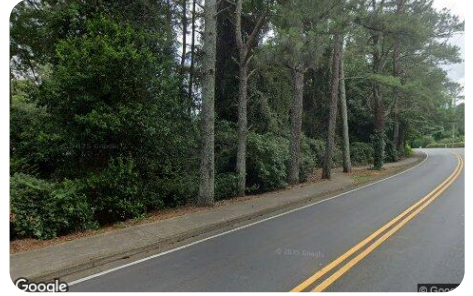
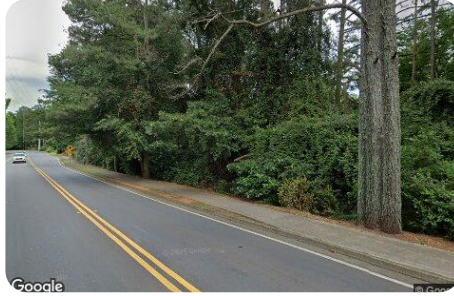
Single Family Residence

RESIDENTIAL

3350 RIVER BIRCH WAY NE

ROSWELL, GA 30075

\$754,408 TopHap Estimate · \$216 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3

BATHS

3,500 ft²

LIVING AREA

0.26 ac

LOT SIZE

1982

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$754K

\$724K low

\$785K high

Last Sale

\$390,000 · Sep 4, 2015

Est. Owner Equity

\$301,538

Loan-to-Value

60%

TAX & ASSESSMENT

Property Tax	\$7,696 (2025)
Assessed Value	\$281,388
Previous Assessed	\$493,900
Assessor Market Value	\$703,470

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	Cobb
Construction	Frame (Unspecified)
Heating	Heat Pump
Cooling	Central
Fireplace	Yes
Pool	No

Patio · 100 ft²

Porch · 336 ft²

CLIMATE RISK

1 FLOOD	11 WILDFIRE	85 HEAT	96 STORM	45 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 9, 2015	Resale	Grant Deed	\$390,000	\$111	\$403K
Aug 16, 2011	Resale	Warranty Deed	\$325,000	\$93	\$309K
Aug 16, 2011	Recorded document	Grant Deed			
Jul 31, 2008	Resale	Warranty Deed	\$340,000	\$97	\$306K
Aug 7, 2008	Recorded document	Affidavit Of Death			
Jul 31, 2008	Resale	Grant Deed	\$340,000	\$97	\$306K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Shallowford Falls Elementary School	Elementary	KG–5	0.5 mi
Lassiter High School	High	9–12	2.6 mi

Simpson Middle School	Middle	6–8	2.7 mi
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District: Cobb 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 30075

28 CRIME INDEX	83 AIR POLLUTION	58,252 POPULATION	\$152K 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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