

Single Family Residence **RESIDENTIAL**

8235 RIVERBIRCH DR

ROSWELL, GA 30076

\$643,690 TopHap Estimate · \$295 / ft² · confidence 90 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,183 ft²

LIVING AREA

0.35 ac

LOT SIZE

1980

YEAR BUILT

1

STORIES

8

ROOMS

VALUATION

\$644K

\$582K low

\$706K high

Last Sale

\$385,000 · Feb 18, 2016

Est. Owner Equity

\$283,690

Loan-to-Value

59%

TAX & ASSESSMENT

Property Tax	\$5,135 (2025)
Assessed Value	\$196,600
Previous Assessed	\$178,440
Assessor Market Value	\$491,500

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 · 424 ft²

Porch · 30 ft²

CLIMATE RISK

1

FLOOD

11

WILDFIRE

85

HEAT

92

STORM

41

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 18, 2016	Resale	Grant Deed	\$385,000	\$176	\$270K
Dec 3, 2012	Resale	Warranty Deed	\$290,000	\$133	\$232K
Oct 23, 2009	Quitclaim	Quit Claim Transfer			
Oct 22, 2009	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

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

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------