

Single Family Residence **RESIDENTIAL**

8245 RIVERBIRCH DR

ROSWELL, GA 30076

\$675,389 TopHap Estimate · \$330 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,048 ft²

LIVING AREA

0.48 ac

LOT SIZE

1978

YEAR BUILT

1

STORIES

7

ROOMS

VALUATION

\$675K

\$621K low

\$729K high

Last Sale

\$265,000 · Aug 27, 2001

Est. Owner Equity

\$675,389

TAX & ASSESSMENT

Property Tax	\$4,073 (2025)
Assessed Value	\$231,280
Previous Assessed	\$205,960
Assessor Market Value	\$578,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	FULTON
Lot (acres)	0.48
Construction	Brick
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Deck

Patio · 550 ft²

Porch · 210 ft²

CLIMATE RISK

1

FLOOD

11

WILDFIRE

85

HEAT

92

STORM

41

DROUGHT

Scores 0–100; higher = greater projected risk.

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	Absentee owner
-----------	----------------