

Single Family Residence **RESIDENTIAL**

8240 RIVERBIRCH DR

ROSWELL, GA 30076

\$929,252 TopHap Estimate · \$337 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,756 ft²

LIVING AREA

0.49 ac

LOT SIZE

1980

YEAR BUILT

1

STORIES

8

ROOMS

2

PARKING

VALUATION

\$929K

\$885K low

\$974K high

Est. Owner Equity

\$680,552

Loan-to-Value

27%

TAX & ASSESSMENT

Property Tax	\$2,554 (2025)
Assessed Value	\$286,120
Previous Assessed	\$254,680
Assessor Market Value	\$715,300

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.49
Construction	Brick
Heating	Yes
Cooling	Yes
Fireplace	Yes
Garage	Garage, Basement
Pool	No
View	Neighborhood / Spot

Deck

Patio · 664 ft²

Porch · 320 ft²

CLIMATE RISK

1

FLOOD

11

WILDFIRE

85

HEAT

92

STORM

45

DROUGHT

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

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Holcomb Bridge Middle School	Middle	6–8	0.8 mi
River Eves Elementary School	Elementary	PK–5	1.7 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.

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 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.

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 OWNERSHIP

Occupancy	Owner occupied
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