

Townhouse **RESIDENTIAL**

8005 RIVER RIDGE BLVD

ROSWELL, GA 30076

\$601,837 TopHap Estimate · \$276 / ft² · confidence 89 · as of Jul 14, 2026



3
BEDS

3.5
BATHS

2,180 ft²
LIVING AREA

3,049 ft²
LOT SIZE

2019
YEAR BUILT

2
STORIES

5
ROOMS

2
PARKING

VALUATION

\$602K

\$534K low

\$670K high

Last Sale

\$600,000 · Jan 30, 2026

Est. Owner Equity

\$201,837

Loan-to-Value

66%

TAX & ASSESSMENT

Property Tax	\$5,819 (2025)
Assessed Value	\$222,800
Previous Assessed	\$202,280
Assessor Market Value	\$557,000

PROPERTY FACTS

Property Type	Townhouse
Style	Townhouse
County	FULTON
Lot (acres)	0.07
Heating	Yes
Cooling	Yes
Fireplace	Yes
Garage	Garage, Basement
Pool	No
View	Neighborhood / Spot

Patio · 180 ft²

Porch · 31 ft²

CLIMATE RISK

1
FLOOD

11
WILDFIRE

85
HEAT

95
STORM

45
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 30, 2026	Resale	Warranty Deed	\$600,000	\$275	\$400K
Feb 24, 2020	Resale	Grant Deed	\$470,500	\$216	\$447K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Esther Jackson Elementary	Elementary	PK–5	0.6 mi
Centennial High School	High	9–12	2.2 mi
Holcomb Bridge Middle School	Middle	6–8	2.9 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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