

Townhouse **RESIDENTIAL**

8055 RIVER RIDGE BLVD

ROSWELL, GA 30076

\$636,121 TopHap Estimate · \$292 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

3.5

BATHS

2,180 ft²

LIVING AREA

2,613 ft²

LOT SIZE

2019

YEAR BUILT

2

STORIES

5

ROOMS

2

PARKING

VALUATION

\$636K

\$587K low

\$685K high

Last Sale

\$625,000 · Nov 28, 2023

Est. Owner Equity

\$42,371

Loan-to-Value

92%

TAX & ASSESSMENT

Property Tax	\$6,344 (2025)
Assessed Value	\$242,880
Previous Assessed	\$221,160
Assessor Market Value	\$607,200

PROPERTY FACTS

Property Type	Townhouse
Style	Townhouse
County	FULTON
Lot (acres)	0.06
Heating	Yes
Cooling	Yes
Fireplace	Yes
Garage	Garage, Basement
Pool	No
View	Commercial/Industrial

Porch · 270 ft²

CLIMATE RISK

1
FLOOD

10
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
Nov 20, 2023	Resale	Limited Warranty Deed	\$625,000	\$287	\$594K

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
--------------------------------------	--	---	---	-------------------------------------	------------------------------------

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

OWNERSHIP

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