

Single Family Residence

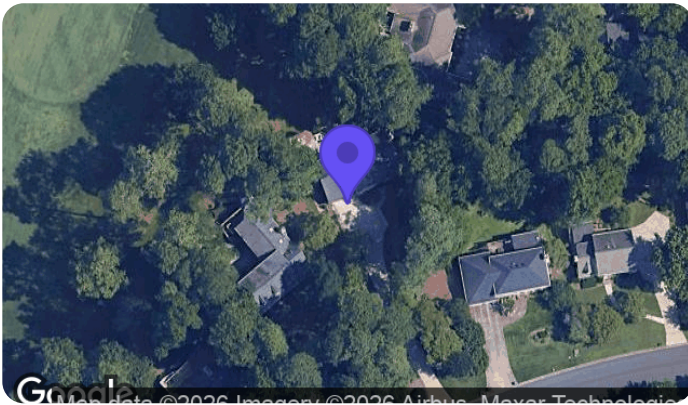
RESIDENTIAL

8250 RIVERBIRCH DR

ROSWELL, GA 30076

\$774,766

TopHap Estimate · \$260 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,976 ft²

LIVING AREA

0.57 ac

LOT SIZE

1980

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$775K

\$735K low

\$814K high

Last Sale

\$490,000 · Jun 1, 2016

Est. Owner Equity

\$0

Loan-to-Value

104%

TAX & ASSESSMENT

Property Tax	\$4,126 (2025)
Assessed Value	\$290,240
Previous Assessed	\$256,280
Assessor Market Value	\$725,600

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.57
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Patio · 468 ft²

Porch · 484 ft²

CLIMATE RISK

55

FLOOD

11

WILDFIRE

85

HEAT

92

STORM

45

DROUGHT

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

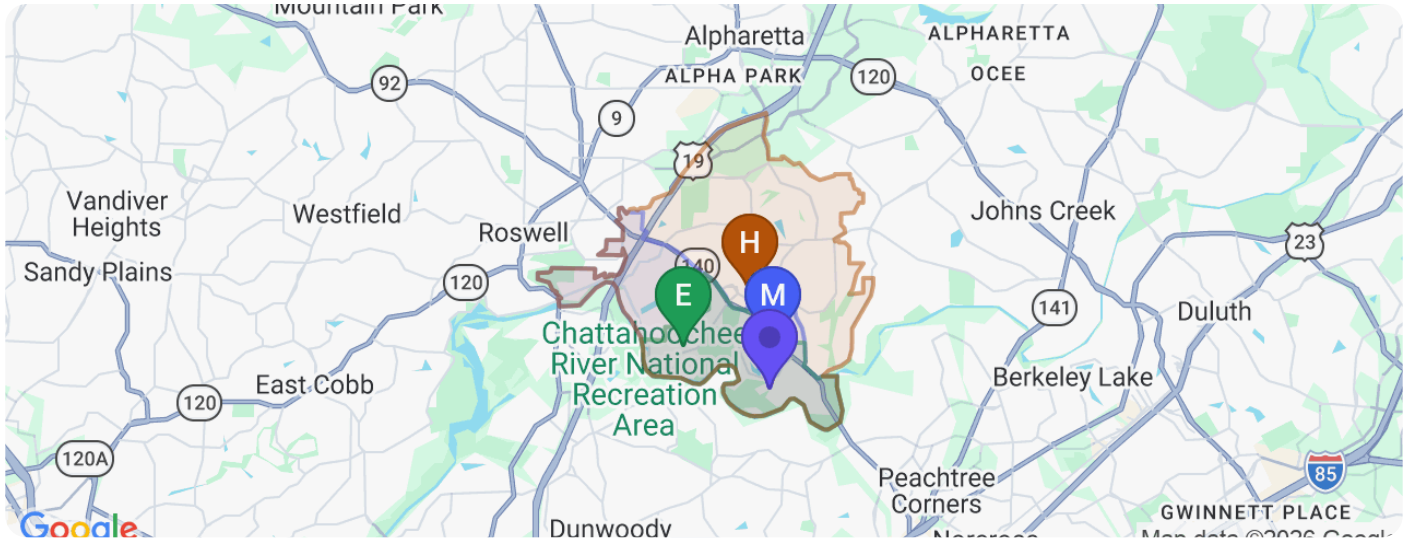
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 1, 2016	Quitclaim	Quit Claim Transfer			
Jun 29, 2005	Resale	Warranty Deed	\$475,000	\$160	\$360K

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.

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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