

Single Family Residence **RESIDENTIAL**

8665 RIVER BLUFF LN

ROSWELL, GA 30076

\$1,182,869 TopHap Estimate · \$232 / ft² · confidence 92 · as of Jul 14, 2026



5
BEDS

4.5
BATHS

5,092 ft²
LIVING AREA

0.9 ac
LOT SIZE

1999
YEAR BUILT

2
STORIES

10
ROOMS

VALUATION

\$1.2M

\$1.1M low

\$1.3M high

Last Sale

\$610,000 · Dec 3, 2003

Est. Owner Equity

\$396,619

Loan-to-Value

58%

TAX & ASSESSMENT

Property Tax	\$6,233 (2025)
Assessed Value	\$308,760
Previous Assessed	\$348,720
Assessor Market Value	\$771,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	FULTON
Lot (acres)	0.90
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Patio · 560 ft²

Porch · 177 ft²

CLIMATE RISK

25 FLOOD	7 WILDFIRE	85 HEAT	92 STORM	45 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Holcomb Bridge Middle School	Middle	6–8	0.8 mi
River Eves Elementary School	Elementary	PK–5	0.9 mi
Centennial High School	High	9–12	1.3 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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