

Single Family Residence

RESIDENTIAL

8715 RIVER BLUFF LN

ROSWELL, GA 30076

\$902,924 TopHap Estimate · \$221 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

4

BATHS

4,093 ft²

LIVING AREA

0.75 ac

LOT SIZE

1986

YEAR BUILT

1

STORIES

9

ROOMS

VALUATION

\$903K

\$849K low

\$957K high

Est. Owner Equity

\$902,924

TAX & ASSESSMENT

Property Tax	\$7,054 (2025)
Assessed Value	\$295,240
Previous Assessed	\$350,960
Assessor Market Value	\$738,100

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.75
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Deck

Patio · 729 ft²

Porch · 28 ft²

CLIMATE RISK

1

FLOOD

6

WILDFIRE

85

HEAT

92

STORM

41

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 22, 2024	Financing	Warranty Deed			
Oct 17, 2014	Resale	Grant Deed	\$467,600	\$114	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Holcomb Bridge Middle School	Middle	6–8	0.7 mi
River Eves Elementary School	Elementary	PK–5	0.9 mi
Centennial High School	High	9–12	1.2 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	Absentee owner
-----------	----------------