

Single Family Residence **RESIDENTIAL**

8440 RIVERBIRCH DR

ROSWELL, GA 30076

\$580,138 TopHap Estimate · \$286 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,032 ft²

LIVING AREA

0.29 ac

LOT SIZE

1985

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$580K

\$536K low

\$624K high

Last Sale

\$254,000 · Aug 6, 2012

Est. Owner Equity

\$426,138

Loan-to-Value

29%

TAX & ASSESSMENT

Property Tax	\$4,188 (2025)
Assessed Value	\$186,400
Previous Assessed	\$171,760
Assessor Market Value	\$466,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.29
Construction	Brick
Heating	Yes
Cooling	Yes
Fireplace	Yes
Garage	Garage, Basement
Pool	No
View	Neighborhood / Spot

Deck

Patio · 424 ft²

Porch · 24 ft²

CLIMATE RISK

1

FLOOD

15

WILDFIRE

85

HEAT

92

STORM

41

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 6, 2012	Resale	Warranty Deed	\$254,000	\$125	\$154K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Holcomb Bridge Middle School	Middle	6–8	0.6 mi
Centennial High School	High	9–12	1.6 mi
River Eves Elementary School	Elementary	PK–5	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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