

Single Family Residence **RESIDENTIAL**

8420 RIVERBIRCH DR

ROSWELL, GA 30076

\$622,428 TopHap Estimate · \$230 / ft² · confidence 90 · as of Jul 14, 2026



4
BEDS

2.5
BATHS

2,706 ft²
LIVING AREA

0.26 ac
LOT SIZE

1978
YEAR BUILT

2
STORIES

8
ROOMS

2
PARKING

VALUATION

\$622K

\$557K low

\$688K high

Last Sale

\$245,000 · Dec 23, 2002

Est. Owner Equity

\$473,029

Loan-to-Value

24%

TAX & ASSESSMENT

Property Tax	\$1,010 (2025)
Assessed Value	\$202,440
Previous Assessed	\$181,840
Assessor Market Value	\$506,100

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.26
Construction	Brick
Heating	Yes
Cooling	Yes
Fireplace	Yes
Garage	Garage, Basement
Pool	No
View	Neighborhood / Spot

Deck

Patio · 170 ft²

Porch · 32 ft²

CLIMATE RISK

36

FLOOD

15

WILDFIRE

85

HEAT

92

STORM

41

DROUGHT

Scores 0–100; higher = greater projected risk.

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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