

Single Family Residence **RESIDENTIAL**

8685 RIVER TRCE

ROSWELL, GA 30076

\$1,129,069 TopHap Estimate · \$234 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

5

BATHS

4,822 ft²

LIVING AREA

0.74 ac

LOT SIZE

1985

YEAR BUILT

2

STORIES

9

ROOMS

VALUATION

\$1.1M

\$1.1M low

\$1.2M high

Last Sale

\$974,000 · Jan 31, 2024

Est. Owner Equity

\$1,129,069

TAX & ASSESSMENT

Property Tax	\$9,305 (2025)
Assessed Value	\$356,240
Previous Assessed	\$378,600
Assessor Market Value	\$890,600

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.74
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Patio · 359 ft²

Porch · 18 ft²

CLIMATE RISK

1 FLOOD	6 WILDFIRE	85 HEAT	92 STORM	41 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 31, 2024	Resale	Warranty Deed	\$974,000	\$202	
Aug 11, 2006	Quitclaim	Quit Claim Transfer			\$400K
Aug 11, 2006	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Holcomb Bridge Middle School	Middle	6–8	0.6 mi
River Eves Elementary School	Elementary	PK–5	1.1 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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