

Single Family Residence

RESIDENTIAL

8730 RIVER BLUFF LN

ROSWELL, GA 30076

\$987,363 TopHap Estimate · \$212 / ft² · confidence 95 · as of Jul 14, 2026



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5

BEDS

4.5

BATHS

4,649 ft²

LIVING AREA

0.46 ac

LOT SIZE

1985

YEAR BUILT

1

STORIES

10

ROOMS

VALUATION

\$987K

\$941K low

\$1M high

Last Sale

\$800,000 · Jul 6, 2023

Est. Owner Equity

\$387,363

Loan-to-Value

60%

TAX & ASSESSMENT

Property Tax	\$9,030 (2025)
Assessed Value	\$376,360
Previous Assessed	\$431,720
Assessor Market Value	\$940,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.46
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Patio · 2,180 ft²

Porch · 112 ft²

CLIMATE RISK

1

FLOOD

13

WILDFIRE

85

HEAT

92

STORM

41

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 6, 2023	Resale	Warranty Deed	\$800,000	\$172	\$600K
Oct 15, 2012	Quitclaim	Quit Claim Transfer			\$193K

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	1.1 mi

District: Fulton County School District



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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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