

Single Family Residence **RESIDENTIAL**

8400 RIVERBIRCH DR

ROSWELL, GA 30076

\$572,723 TopHap Estimate · \$286 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,006 ft²

LIVING AREA

0.28 ac

LOT SIZE

1979

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$573K

\$553K low

\$592K high

Last Sale

\$558,700 · Oct 2, 2025

Est. Owner Equity

\$41,973

Loan-to-Value

92%

TAX & ASSESSMENT

Property Tax	\$5,238 (2025)
Assessed Value	\$200,560
Previous Assessed	\$183,440
Assessor Market Value	\$501,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.28
Heating	Yes
Cooling	Yes
Fireplace	Yes
Garage	Garage, Basement
Pool	No
View	Neighborhood / Spot

Deck

Patio · 70 ft²

Porch · 200 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
Sep 29, 2025	Resale	Warranty Deed	\$558,700	\$279	\$531K
Apr 20, 2021	Resale	Warranty Deed	\$400,000	\$199	\$200K
Apr 28, 2015	Quitclaim	Quit Claim Transfer			
Sep 14, 2006	Resale	Deed	\$333,500	\$166	\$334K
Jul 28, 2005	Resale	Warranty Deed	\$309,000	\$154	\$247K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Holcomb Bridge Middle School	Middle	6–8	0.7 mi
Centennial High School	High	9–12	1.7 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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