

Single Family Residence **RESIDENTIAL**

8410 RIVERBIRCH DR

ROSWELL, GA 30076

\$715,977 TopHap Estimate · \$310 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,310 ft²

LIVING AREA

0.29 ac

LOT SIZE

1979

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$716K

\$665K low

\$767K high

Last Sale

\$385,000 · May 22, 2015

Est. Owner Equity

\$348,477

Loan-to-Value

53%

TAX & ASSESSMENT

Property Tax	\$3,525 (2025)
Assessed Value	\$196,880
Previous Assessed	\$175,920
Assessor Market Value	\$492,200

PROPERTY FACTS

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

Deck Patio · 254 ft² Porch · 36 ft²

CLIMATE RISK

1 FLOOD	15 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
Nov 4, 2020	Quitclaim	Quit Claim Transfer			\$368K
Jun 15, 2005	Resale	Deed	\$318,900	\$138	\$319K

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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