

Single Family Residence **RESIDENTIAL**

8325 RIVERBIRCH DR

ROSWELL, GA 30076

\$682,849 TopHap Estimate · \$226 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

3,022 ft²

LIVING AREA

0.36 ac

LOT SIZE

1980

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$683K

\$628K low

\$738K high

Last Sale

\$375,000 · Aug 31, 2012

Est. Owner Equity

\$63,224

Loan-to-Value

89%

TAX & ASSESSMENT

Property Tax	\$3,460 (2025)
Assessed Value	\$227,760
Previous Assessed	\$209,240
Assessor Market Value	\$569,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.36
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Patio · 469 ft²

Porch · 32 ft²

CLIMATE RISK

1

FLOOD

11

WILDFIRE

85

HEAT

92

STORM

45

DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 31, 2012	Resale	Warranty Deed	\$375,000	\$124	\$336K
May 27, 2005	Resale	Deed	\$382,000	\$126	\$306K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Holcomb Bridge Middle School	Middle	6–8	0.8 mi
Centennial High School	High	9–12	1.8 mi
River Eves Elementary School	Elementary	PK–5	1.9 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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