

Single Family Residence **RESIDENTIAL**

8700 RIVER TRCE

ROSWELL, GA 30076

\$1,168,213 TopHap Estimate · \$227 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

4.5

BATHS

5,140 ft²

LIVING AREA

1.32 ac

LOT SIZE

1985

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$1.2M

\$1.1M low

\$1.2M high

Last Sale

\$530,000 · Jan 25, 2001

Est. Owner Equity

\$636,213

Loan-to-Value

44%

TAX & ASSESSMENT

Property Tax	\$8,280 (2025)
Assessed Value	\$409,720
Previous Assessed	\$495,120
Assessor Market Value	\$1,024,300

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	Yes
View	Neighborhood / Spot

Patio · 448 ft²

Porch · 512 ft²

CLIMATE RISK

1
FLOOD

6
WILDFIRE

85
HEAT

92
STORM

41
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 19, 2004	Financing	Trustees Deed			\$608K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Holcomb Bridge Middle School	Middle	6–8	0.7 mi
River Eves Elementary School	Elementary	PK–5	1.0 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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