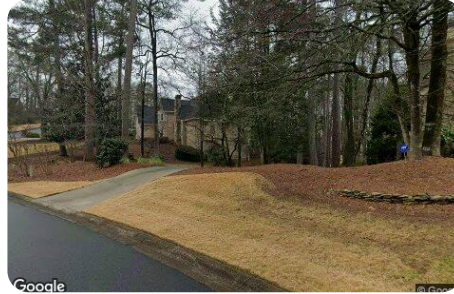


Single Family Residence **RESIDENTIAL**

8760 RIVER BLUFF LN

ROSWELL, GA 30076

\$1,117,776 TopHap Estimate · \$269 / ft² · confidence 95 · as of Jul 14, 2026



5

BEDS

4

BATHS

4,163 ft²

LIVING AREA

0.85 ac

LOT SIZE

1985

YEAR BUILT

1

STORIES

9

ROOMS

1

PARKING

VALUATION

\$1.1M

\$1.1M low

\$1.2M high

Last Sale

\$617,650 · May 13, 2013

Est. Owner Equity

\$1,117,776

TAX & ASSESSMENT

Property Tax	\$7,271 (2025)
Assessed Value	\$423,080
Previous Assessed	\$444,560
Assessor Market Value	\$1,057,700

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.85
Heating	Yes
Cooling	Yes
Fireplace	Yes
Garage	Garage, Basement
Pool	No
View	Neighborhood / Spot

Deck Patio · 198 ft² Porch · 167 ft²

CLIMATE RISK

1
FLOOD

12
WILDFIRE

85
HEAT

92
STORM

41
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 13, 2013	Resale	Warranty Deed	\$617,700	\$148	
Mar 13, 2006	Quitclaim	Quit Claim Transfer			
Mar 13, 2006	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Holcomb Bridge Middle School	Middle	6–8	0.7 mi
River Eves Elementary School	Elementary	PK–5	0.9 mi

Centennial High School	High	9–12	1.0 mi
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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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