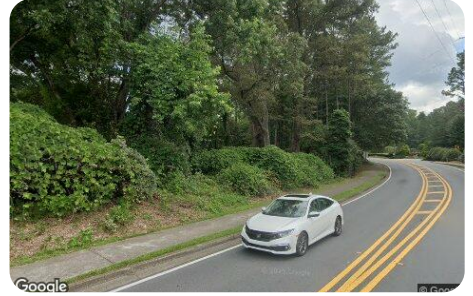
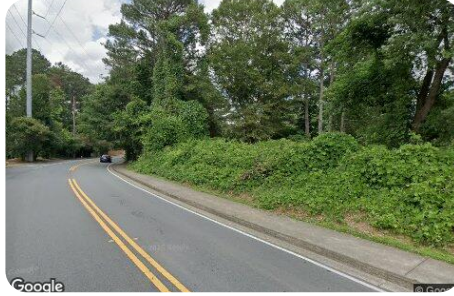


Single Family Residence **RESIDENTIAL**

3347 RIVER BIRCH WAY NE

ROSWELL, GA 30075

\$652,331 TopHap Estimate · \$230 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,840 ft²

LIVING AREA

0.24 ac

LOT SIZE

1981

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$652K

\$614K low

\$691K high

Est. Owner Equity

\$577,331

Loan-to-Value

12%

TAX & ASSESSMENT

Property Tax	\$1,184 (2025)
Assessed Value	\$241,640
Previous Assessed	\$411,500
Assessor Market Value	\$604,100

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	Cobb
Construction	Frame (Unspecified)
Heating	Heat Pump
Cooling	Central
Fireplace	Yes
Pool	No

Patio · 30 ft²

CLIMATE RISK

1 FLOOD	13 WILDFIRE	85 HEAT	96 STORM	45 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 14, 2025	Financing	Intrafamily Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Shallowford Falls Elementary School	Elementary	KG–5	0.5 mi
Lassiter High School	High	9–12	2.5 mi
Simpson Middle School	Middle	6–8	2.6 mi

District: Cobb 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 30075

28 CRIME INDEX	83 AIR POLLUTION	58,252 POPULATION	\$152K 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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