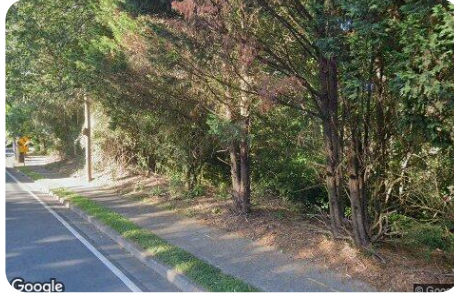
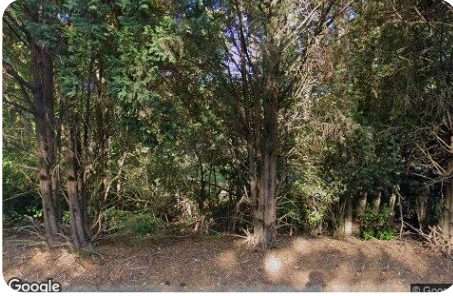


Single Family Residence **RESIDENTIAL**

3344 RIVER BIRCH WAY NE

ROSWELL, GA 30075

\$647,957 TopHap Estimate · \$230 / ft² · confidence 94 · as of Jul 14, 2026



5
BEDS

4
BATHS

2,816 ft²
LIVING AREA

0.3 ac
LOT SIZE

1981
YEAR BUILT

2
STORIES

8
ROOMS

2
PARKING

VALUATION

\$648K

\$611K low

\$685K high

Est. Owner Equity

\$647,957

TAX & ASSESSMENT

Property Tax	\$1,243 (2025)
Assessed Value	\$251,340
Previous Assessed	\$438,560
Assessor Market Value	\$628,350

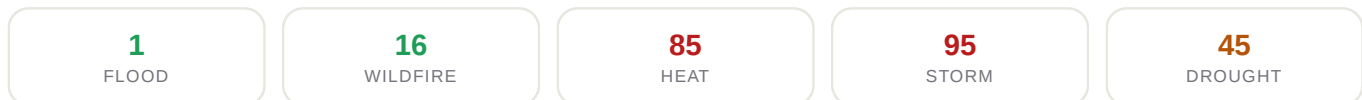
PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	Cobb
Heating	Heat Pump
Cooling	Central
Fireplace	Yes
Pool	No

Patio · 178 ft²

Porch · 205 ft²

CLIMATE RISK



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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 7, 2023	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	2.6 mi
Simpson Middle School	Middle	6–8	2.7 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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