

Single Family Residence **RESIDENTIAL**

3346 RIVER BIRCH WAY NE

ROSWELL, GA 30075

\$653,356 TopHap Estimate · \$240 / ft² · confidence 94 · as of Jul 14, 2026



4
BEDS

3
BATHS

2,726 ft²
LIVING AREA

0.3 ac
LOT SIZE

1981
YEAR BUILT

2
STORIES

8
ROOMS

2
PARKING

VALUATION

\$653K

\$616K low

\$691K high

Last Sale

\$200,000 · Nov 19, 1997

Est. Owner Equity

\$603,356

Loan-to-Value

8%

TAX & ASSESSMENT

Property Tax	\$1,253 (2025)
Assessed Value	\$246,516
Previous Assessed	\$457,600
Assessor Market Value	\$616,290

PROPERTY FACTS

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

Deck · 286 ft²

Patio · 750 ft²

Porch · 182 ft²

CLIMATE RISK

1 FLOOD	16 WILDFIRE	85 HEAT	95 STORM	45 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

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



Index values: 100 = US average; lower is better.

OWNERSHIP

