

Single Family Residence **RESIDENTIAL**

8370 RIVERBIRCH DR

ROSWELL, GA 30076

\$645,084 TopHap Estimate · \$250 / ft² · confidence 91 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,579 ft²

LIVING AREA

0.29 ac

LOT SIZE

1980

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$645K

\$584K low

\$706K high

Last Sale

\$339,000 · May 2, 2000

Est. Owner Equity

\$37,248

Loan-to-Value

101%

TAX & ASSESSMENT

Property Tax	\$5,869 (2025)
Assessed Value	\$224,720
Previous Assessed	\$200,600
Assessor Market Value	\$561,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.29
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Patio · 196 ft²

Porch · 326 ft²

CLIMATE RISK

1 FLOOD	14 WILDFIRE	85 HEAT	92 STORM	41 DROUGHT
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Scores 0–100; higher = greater projected risk.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Holcomb Bridge Middle School	Middle	6–8	0.7 mi
Centennial High School	High	9–12	1.7 mi
River Eves Elementary School	Elementary	PK–5	1.8 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



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

OWNERSHIP

Occupancy	Owner occupied
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