

Single Family Residence **RESIDENTIAL**

8390 RIVERBIRCH DR

ROSWELL, GA 30076

\$753,381 TopHap Estimate · \$325 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,320 ft²

LIVING AREA

0.29 ac

LOT SIZE

1981

YEAR BUILT

2

STORIES

9

ROOMS

VALUATION

\$753K

\$710K low

\$797K high

Last Sale

\$490,000 · Apr 30, 2020

Est. Owner Equity

\$312,381

Loan-to-Value

59%

TAX & ASSESSMENT

Property Tax	\$3,880 (2025)
Assessed Value	\$247,920
Previous Assessed	\$230,720
Assessor Market Value	\$619,800

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 · 144 ft²

Porch · 348 ft²

CLIMATE RISK

1

FLOOD

15

WILDFIRE

85

HEAT

92

STORM

41

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 30, 2020	Resale	Grant Deed	\$490,000	\$211	\$441K
Jan 25, 2016	Quitclaim	Quit Claim Transfer			

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

54 CRIME INDEX	82 AIR POLLUTION	42,728 POPULATION	\$113K MEDIAN IN-COME	60°F AVG TEMP	61% SUNSHINE
-------------------	---------------------	----------------------	--------------------------	------------------	-----------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------