

Single Family Residence

**RESIDENTIAL**

# 8340 RIVERBIRCH DR

ROSWELL, GA 30076

**\$716,127** TopHap Estimate · \$309 / ft<sup>2</sup> · confidence 92 · as of Jul 14, 2026



**5**

BEDS

**3.5**

BATHS

**2,316 ft<sup>2</sup>**

LIVING AREA

**0.34 ac**

LOT SIZE

**1980**

YEAR BUILT

**2**

STORIES

**8**

ROOMS

## VALUATION

**\$716K**

\$661K low

\$771K high

Last Sale

**\$383,500 · Sep 24, 2014**

Est. Owner Equity

**\$541,127**

Loan-to-Value

**25%**

## TAX & ASSESSMENT

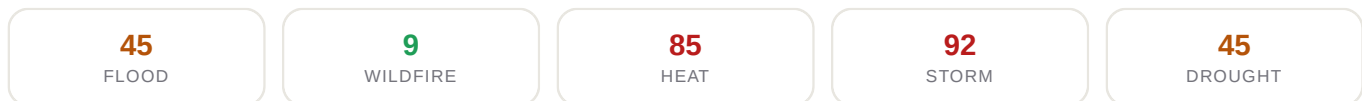
|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,627 (2025) |
| Assessed Value        | \$279,000      |
| Previous Assessed     | \$237,920      |
| Assessor Market Value | \$697,500      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Conventional            |
| County        | FULTON                  |
| Lot (acres)   | 0.34                    |
| Heating       | Yes                     |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Pool          | No                      |
| View          | Neighborhood / Spot     |

Deck   Patio · 297 ft²   Porch · 203 ft²

## CLIMATE RISK



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

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED       | PRICE     | \$/FT² | LOAN   |
|--------------|--------|------------|-----------|--------|--------|
| Sep 23, 2014 | Resale | Grant Deed | \$383,500 | \$166  | \$234K |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Holcomb Bridge Middle School | Middle     | 6–8    | 0.8 mi   |
| Centennial High School       | High       | 9–12   | 1.8 mi   |
| River Eves Elementary School | Elementary | PK–5   | 1.9 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

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

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|