

Single Family Residence **RESIDENTIAL**

8365 RIVERBIRCH DR

ROSWELL, GA 30076

\$884,216 TopHap Estimate · \$251 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

5

BATHS

3,516 ft²

LIVING AREA

0.41 ac

LOT SIZE

1988

YEAR BUILT

1

STORIES

9

ROOMS

VALUATION

\$884K

\$838K low

\$931K high

Last Sale

\$470,000 · Dec 30, 2016

Est. Owner Equity

\$530,938

Loan-to-Value

41%

TAX & ASSESSMENT

Property Tax	\$4,640 (2025)
Assessed Value	\$296,400
Previous Assessed	\$241,200
Assessor Market Value	\$741,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.41
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Deck

Patio · 560 ft²

CLIMATE RISK

1

FLOOD

13

WILDFIRE

85

HEAT

90

STORM

41

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 30, 2016	Resale	Grant Deed	\$470,000	\$134	\$376K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Holcomb Bridge Middle School	Middle	6–8	0.7 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

54 CRIME INDEX	82 AIR POLLUTION	42,728 POPULATION	\$113K 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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