

Single Family Residence **RESIDENTIAL**

8355 RIVERBIRCH DR

ROSWELL, GA 30076

\$694,383 TopHap Estimate · \$224 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

3

BATHS

3,104 ft²

LIVING AREA

0.48 ac

LOT SIZE

1982

YEAR BUILT

2

STORIES

9

ROOMS

VALUATION

\$694K

\$639K low

\$750K high

Est. Owner Equity

\$614,383

Loan-to-Value

11%

TAX & ASSESSMENT

Property Tax	\$4,013 (2025)
Assessed Value	\$241,640
Previous Assessed	\$220,680
Assessor Market Value	\$604,100

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.48
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Patio · 520 ft²

Porch · 27 ft²

CLIMATE RISK

1 FLOOD	15 WILDFIRE	85 HEAT	90 STORM	41 DROUGHT
------------	----------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk.

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

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
-----------	----------------