

Single Family Residence **RESIDENTIAL**

8395 RIVERBIRCH DR

ROSWELL, GA 30076

\$699,320 TopHap Estimate · \$232 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

3,015 ft²

LIVING AREA

0.29 ac

LOT SIZE

1991

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$699K

\$644K low

\$755K high

Est. Owner Equity

\$699,320

TAX & ASSESSMENT

Property Tax	\$4,244 (2025)
Assessed Value	\$266,200
Previous Assessed	\$256,360
Assessor Market Value	\$665,500

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.29
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	Yes
View	Neighborhood / Spot

Deck

Patio · 192 ft²

Porch · 648 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	0.7 mi
Centennial High School	High	9–12	1.7 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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