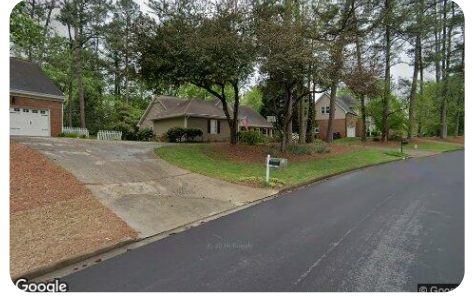


Single Family Residence **RESIDENTIAL**

8345 RIVERBIRCH DR

ROSWELL, GA 30076

\$696,033 TopHap Estimate · \$270 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,574 ft²

LIVING AREA

0.35 ac

LOT SIZE

1983

YEAR BUILT

2

STORIES

9

ROOMS

VALUATION

\$696K

\$655K low

\$737K high

Last Sale

\$370,000 · Aug 8, 2017

Est. Owner Equity

\$526,033

Loan-to-Value

24%

TAX & ASSESSMENT

Property Tax	\$4,394 (2025)
Assessed Value	\$218,880
Previous Assessed	\$200,200
Assessor Market Value	\$547,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.35
Construction	Brick
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Patio · 482 ft²

Porch · 484 ft²

CLIMATE RISK

1
FLOOD

13
WILDFIRE

85
HEAT

90
STORM

45
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 8, 2017	Resale	Grant Deed	\$370,000	\$144	\$170K

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

OWNERSHIP

Occupancy	Owner occupied
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