

Single Family Residence

RESIDENTIAL

8330 RIVERBIRCH DR

ROSWELL, GA 30076

\$596,768 TopHap Estimate · \$269 / ft² · confidence 89 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,220 ft²

LIVING AREA

0.33 ac

LOT SIZE

1980

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$597K

\$534K low

\$660K high

Last Sale

\$207,900 · Oct 2, 1997

Est. Owner Equity

\$452,823

Loan-to-Value

25%

TAX & ASSESSMENT

Property Tax	\$3,142 (2025)
Assessed Value	\$194,520
Previous Assessed	\$176,600
Assessor Market Value	\$486,300

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.33
Construction	Brick
Heating	Yes
Cooling	Yes
Fireplace	Yes
Garage	Garage, Basement
Pool	No
View	Neighborhood / Spot

Deck

Patio · 426 ft²

Porch · 40 ft²

CLIMATE RISK

45

FLOOD

15

WILDFIRE

85

HEAT

92

STORM

45

DROUGHT

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

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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