

Single Family Residence **RESIDENTIAL**

8310 RIVERBIRCH DR

ROSWELL, GA 30076

\$612,982 TopHap Estimate · \$268 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,288 ft²

LIVING AREA

0.26 ac

LOT SIZE

1978

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$613K

\$573K low

\$653K high

Last Sale

\$335,000 · Apr 15, 2016

Est. Owner Equity

\$232,482

Loan-to-Value

65%

TAX & ASSESSMENT

Property Tax	\$2,540 (2025)
Assessed Value	\$184,080
Previous Assessed	\$164,200
Assessor Market Value	\$460,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.26
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Patio · 240 ft²

Porch · 280 ft²

CLIMATE RISK

1

FLOOD

14

WILDFIRE

85

HEAT

92

STORM

41

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 15, 2016	Quitclaim	Quit Claim Transfer			
Apr 15, 2016	Resale	Grant Deed	\$335,000	\$146	\$318K

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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