

Single Family Residence **RESIDENTIAL**

3359 RIVER BIRCH WAY NE

ROSWELL, GA 30075

\$721,540 TopHap Estimate · \$251 / ft² · confidence 94 · as of Jul 14, 2026



3
BEDS

3
BATHS

2,869 ft²
LIVING AREA

0.43 ac
LOT SIZE

1984
YEAR BUILT

2
STORIES

8
ROOMS

2
PARKING

VALUATION

\$722K

\$675K low

\$768K high

Last Sale

\$400,000 · Mar 16, 2020

Est. Owner Equity

\$401,540

Loan-to-Value

45%

TAX & ASSESSMENT

Property Tax	\$6,544 (2025)
Assessed Value	\$254,772
Previous Assessed	\$454,800
Assessor Market Value	\$636,930

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	Cobb
Lot (acres)	0.43
Heating	Heat Pump
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 358 ft²

Patio · 358 ft²

Porch · 32 ft²

CLIMATE RISK

1 FLOOD	15 WILDFIRE	85 HEAT	96 STORM	45 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 16, 2020	Resale	Limited Warranty Deed	\$400,000	\$139	\$320K
Jun 10, 2005	Quitclaim	Quit Claim Transfer			
Jun 10, 2005	Resale	Deed	\$291,000	\$101	\$233K
Apr 27, 2004	Resale	Warranty Deed	\$270,000	\$94	\$257K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Shallowford Falls Elementary School	Elementary	KG–5	0.5 mi
Lassiter High School	High	9–12	2.6 mi
Simpson Middle School	Middle	6–8	2.8 mi

District: Cobb 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 30075

28 CRIME INDEX	83 AIR POLLUTION	58,252 POPULATION	\$152K 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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