

Single Family Residence **RESIDENTIAL**

8670 RIVER TRCE

ROSWELL, GA 30076

\$1,383,816 TopHap Estimate · \$248 / ft² · confidence 92 · as of Jul 14, 2026



5

BEDS

5.5

BATHS

5,584 ft²

LIVING AREA

1.85 ac

LOT SIZE

1985

YEAR BUILT

2

STORIES

11

ROOMS

VALUATION

\$1.4M

\$1.3M low

\$1.5M high

Est. Owner Equity

\$438,816

Loan-to-Value

67%

TAX & ASSESSMENT

Property Tax	\$16,005 (2025)
Assessed Value	\$612,760
Previous Assessed	\$667,320
Assessor Market Value	\$1,531,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	Yes
View	Neighborhood / Spot

Patio · 644 ft²

Porch · 712 ft²

CLIMATE RISK

1 FLOOD	6 WILDFIRE	85 HEAT	92 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
May 14, 2015	Quitclaim	Quit Claim Transfer			
Jan 25, 2012	Financing	Grant Deed			\$945K
Jul 24, 2011	Recorded document	Warranty Deed			
Dec 10, 2010	Resale	Warranty Deed	\$1,225,000	\$219	
Dec 7, 2005	Quitclaim	Quit Claim Transfer			\$450K
Dec 7, 2005	Resale	Warranty Deed	\$862,000	\$154	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Holcomb Bridge Middle School	Middle	6–8	0.7 mi
River Eves Elementary School	Elementary	PK–5	1.0 mi

Centennial High School	High	9–12	1.3 mi
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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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