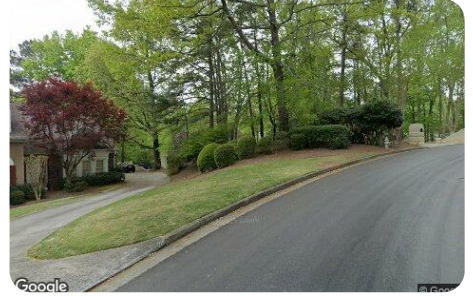


Single Family Residence **RESIDENTIAL**

8710 RIVER BLUFF LN

ROSWELL, GA 30076

\$988,151 TopHap Estimate · \$266 / ft² · confidence 91 · as of Jul 14, 2026



4

BEDS

5.5

BATHS

3,718 ft²

LIVING AREA

1.03 ac

LOT SIZE

1993

YEAR BUILT

1

STORIES

10

ROOMS

VALUATION

\$988K

\$898K low

\$1.1M high

Last Sale

\$635,000 · Oct 18, 2005

Est. Owner Equity

\$181,151

Loan-to-Value

87%

TAX & ASSESSMENT

Property Tax	\$7,247 (2025)
Assessed Value	\$375,880
Previous Assessed	\$403,240
Assessor Market Value	\$939,700

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Deck

Patio · 1,604 ft²

Porch · 168 ft²

CLIMATE RISK

47
FLOOD

7
WILDFIRE

85
HEAT

92
STORM

45
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 10, 2005	Resale	Deed	\$635,000	\$171	\$508K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Holcomb Bridge Middle School	Middle	6–8	0.8 mi
River Eves Elementary School	Elementary	PK–5	0.9 mi
Centennial High School	High	9–12	1.2 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
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------