

Single Family Residence **RESIDENTIAL**

# 8350 RIVERBIRCH DR

ROSWELL, GA 30076

**\$533,311** TopHap Estimate · \$305 / ft² · confidence 90 · as of Jul 14, 2026



**3**  
BEDS

**3**  
BATHS

**1,746 ft²**  
LIVING AREA

**0.33 ac**  
LOT SIZE

**1980**  
YEAR BUILT

**1**  
STORIES

**7**  
ROOMS

## VALUATION

**\$533K**

\$481K low

\$585K high

Est. Owner Equity

**\$533,311**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,780 (2025) |
| Assessed Value        | \$183,000      |
| Previous Assessed     | \$165,160      |
| Assessor Market Value | \$457,500      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Ranch                   |
| County        | FULTON                  |
| Lot (acres)   | 0.33                    |
| Heating       | Yes                     |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Pool          | No                      |
| View          | Neighborhood / Spot     |

Deck

Patio · 406 ft²

## CLIMATE RISK

|             |                |            |             |               |
|-------------|----------------|------------|-------------|---------------|
| 45<br>FLOOD | 14<br>WILDFIRE | 85<br>HEAT | 92<br>STORM | 41<br>DROUGHT |
|-------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|-----------------|---------------|-----------|--------|--------|
| Jan 26, 2024 | Financing       | Warranty Deed |           |        |        |
| Nov 1, 2013  | Resale          | Warranty Deed | \$309,700 | \$177  |        |
| Mar 29, 2007 | Resale          | Deed          | \$361,900 | \$207  | \$290K |
| Mar 29, 2007 | Non-arms-length | Grant Deed    | \$361,900 | \$207  |        |
| Aug 29, 2006 | Resale          | Deed          | \$349,900 | \$200  | \$200K |
| Aug 29, 2006 | Resale          | Grant Deed    | \$349,900 | \$200  | \$200K |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Holcomb Bridge Middle School | Middle     | 6–8    | 0.7 mi   |
| Centennial High School       | High       | 9–12   | 1.7 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>54</b><br>CRIME INDEX | <b>82</b><br>AIR POLLUTION | <b>42,728</b><br>POPULATION | <b>\$113K</b><br>MEDIAN IN-COME | <b>60°F</b><br>AVG TEMP | <b>61%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

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