

Single Family Residence **RESIDENTIAL**

8335 RIVERBIRCH DR

ROSWELL, GA 30076

\$737,873 TopHap Estimate · \$340 / ft² · confidence 95 · as of Jul 14, 2026



5
BEDS

3.5
BATHS

2,173 ft²
LIVING AREA

0.32 ac
LOT SIZE

1978
YEAR BUILT

1
STORIES

8
ROOMS

VALUATION

\$738K

\$698K low

\$778K high

Last Sale

\$585,500 · Oct 8, 2021

Est. Owner Equity

\$210,923

Loan-to-Value

73%

TAX & ASSESSMENT

Property Tax	\$2,444 (2025)
Assessed Value	\$236,960
Previous Assessed	\$214,200
Assessor Market Value	\$592,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	FULTON
Lot (acres)	0.32
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Patio · 176 ft²

Porch · 164 ft²

CLIMATE RISK

1 FLOOD	14 WILDFIRE	85 HEAT	90 STORM	41 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 8, 2021	Resale	Warranty Deed	\$585,500	\$269	\$527K
Jul 16, 2021	Resale	Warranty Deed	\$580,000	\$267	
Feb 11, 2008	Quitclaim	Quit Claim Transfer			\$35K
Feb 11, 2008	Quitclaim	Quit Claim Transfer			
Feb 11, 2008	Quitclaim	Quit Claim Transfer			
Feb 11, 2008	Quitclaim	Quit Claim Transfer			\$35K
Sep 6, 2006	Quitclaim	Quit Claim Transfer			
Sep 6, 2006	Quitclaim	Quit Claim Transfer			
May 30, 2006	Quitclaim	Quit Claim Transfer			

May 30, 2006	Resale	Warranty Deed	\$384,900	\$177	\$248K
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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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