

Single Family Residence **RESIDENTIAL**

8270 RIVERBIRCH DR

ROSWELL, GA 30076

\$647,561 TopHap Estimate · \$322 / ft² · confidence 93 · as of Jul 14, 2026



4
BEDS

2.5
BATHS

2,009 ft²
LIVING AREA

0.32 ac
LOT SIZE

1980
YEAR BUILT

2
STORIES

8
ROOMS

2
PARKING

VALUATION

\$648K

\$604K low

\$691K high

Est. Owner Equity

\$224,651

Loan-to-Value

68%

TAX & ASSESSMENT

Property Tax	\$5,407 (2025)
Assessed Value	\$207,000
Previous Assessed	\$189,400
Assessor Market Value	\$517,500

PROPERTY FACTS

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

Deck

Patio · 77 ft²

Porch · 245 ft²

CLIMATE RISK

1

FLOOD

11

WILDFIRE

85

HEAT

92

STORM

41

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 16, 2023	Quitclaim	Quit Claim Transfer			
Jun 16, 2021	Resale	Warranty Deed	\$469,900	\$234	\$423K
Jun 16, 2021	Non-arms-length	Warranty Deed	\$469,900	\$234	
May 12, 2006	Resale	Deed	\$325,000	\$162	\$225K
May 12, 2006	Resale	Grant Deed	\$325,000	\$162	

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	1.8 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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