

Single Family Residence **RESIDENTIAL**

3355 RIVER BIRCH WAY NE

ROSWELL, GA 30075

\$700,249 TopHap Estimate · \$258 / ft² · confidence 91 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,712 ft²

LIVING AREA

0.49 ac

LOT SIZE

1984

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$700K

\$634K low

\$766K high

Last Sale

\$670,000 · Jul 2, 2024

Est. Owner Equity

\$700,249

TAX & ASSESSMENT

Property Tax	\$7,032 (2025)
Assessed Value	\$242,412
Previous Assessed	\$431,780
Assessor Market Value	\$606,030

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	Cobb
Construction	Frame (Unspecified)
Heating	Heat Pump
Cooling	Central
Fireplace	Yes
Pool	No

Patio · 123 ft²

Porch · 428 ft²

CLIMATE RISK

1 FLOOD	17 WILDFIRE	85 HEAT	96 STORM	45 DROUGHT
------------	----------------	------------	-------------	---------------

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 3, 2024	Financing	Deed			
Jun 27, 2024	Resale	Limited Warranty Deed	\$670,000	\$247	
Dec 20, 2006	Resale	Warranty Deed	\$329,900	\$122	\$250K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Shallowford Falls Elementary School	Elementary	KG–5	0.5 mi
Lassiter High School	High	9–12	2.6 mi
Simpson Middle School	Middle	6–8	2.7 mi

District: Cobb 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 30075

28 CRIME INDEX	83 AIR POLLUTION	58,252 POPULATION	\$152K MEDIAN IN-COME	60°F AVG TEMP	61% SUNSHINE
-------------------	---------------------	----------------------	--------------------------	------------------	-----------------

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

OWNERSHIP

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