

Single Family Residence **RESIDENTIAL**

9340 BLUFFWIND CHASE

ROSWELL, GA 30076

\$1,097,602 TopHap Estimate · \$365 / ft² · confidence 93 · as of Jul 14, 2026

6

BEDS

4.5

BATHS

3,011 ft²

LIVING AREA

1.15 ac

LOT SIZE

1984

YEAR BUILT

1

STORIES

8

ROOMS

VALUATION

\$1.1M

\$1M low

\$1.2M high

Last Sale

\$1,012,000 · Dec 17, 2024

Est. Owner Equity

\$288,002

Loan-to-Value

76%

TAX & ASSESSMENT

Property Tax

\$10,006 (2025)

Assessed Value

\$383,080

Previous Assessed

\$302,760

Assessor Market Value

\$957,700

PROPERTY FACTS

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

Deck

Patio · 168 ft²

Porch · 264 ft²

CLIMATE RISK

25
FLOOD

14
WILDFIRE

85
HEAT

94
STORM

45
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 17, 2024	Resale	Warranty Deed	\$1,012,000	\$336	\$810K
Apr 2, 2009	Quitclaim	Quit Claim Transfer			
Apr 2, 2009	Quitclaim	Quit Claim Transfer			
Feb 21, 2007	Quitclaim	Quit Claim Transfer			
Feb 21, 2007	Quitclaim	Quit Claim Transfer			\$400K
Feb 21, 2007	Quitclaim	Quit Claim Transfer			
Feb 21, 2007	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
River Eves Elementary School	Elementary	PK–5	0.3 mi
Centennial High School	High	9–12	1.7 mi
Holcomb Bridge Middle School	Middle	6–8	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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