

Single Family Residence **RESIDENTIAL**

9365 BLUFFWIND CHASE

ROSWELL, GA 30076

\$1,233,985 TopHap Estimate · \$407 / ft² · confidence 88 · as of Jul 14, 2026

4
BEDS

3.5
BATHS

3,030 ft²
LIVING AREA

0.7 ac
LOT SIZE

1982
YEAR BUILT

2
STORIES

8
ROOMS

VALUATION

\$1.2M

\$1.1M low

\$1.4M high

Last Sale	\$1,225,000 · Mar 17, 2026
Est. Owner Equity	\$253,985
Loan-to-Value	80%

TAX & ASSESSMENT

Property Tax	\$4,853 (2025)
Assessed Value	\$381,440
Previous Assessed	\$258,680
Assessor Market Value	\$953,600

PROPERTY FACTS

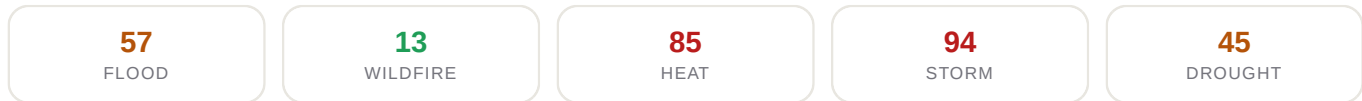
Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.70
Construction	Brick
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Deck

Patio · 452 ft²

Porch · 36 ft²

CLIMATE RISK



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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 16, 2026	Resale	Warranty Deed	\$1,225,000	\$404	\$980K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
River Eves Elementary School	Elementary	PK–5	0.2 mi
Centennial High School	High	9–12	1.6 mi
Holcomb Bridge Middle School	Middle	6–8	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	Absentee owner
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