

Single Family Residence **RESIDENTIAL**

9355 BLUFFWIND CHASE

ROSWELL, GA 30076

\$834,467 TopHap Estimate · \$256 / ft² · confidence 96 · as of Jul 14, 2026

4
BEDS

3.5
BATHS

3,263 ft²
LIVING AREA

0.68 ac
LOT SIZE

1984
YEAR BUILT

1
STORIES

8
ROOMS

VALUATION

\$834K

\$800K low

\$869K high

Last Sale

\$260,000 · Jun 30, 2020

Est. Owner Equity

\$84,468

Loan-to-Value

90%

TAX & ASSESSMENT

Property Tax

\$5,212 (2025)

Assessed Value

\$262,560

Previous Assessed

\$238,880

Assessor Market Value

\$656,400

PROPERTY FACTS

Property Type	Single Family Residence
County	FULTON
Lot (acres)	0.68
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Deck

Patio · 552 ft²

Porch · 121 ft²

CLIMATE RISK

1 FLOOD	13 WILDFIRE	85 HEAT	94 STORM	41 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 30, 2020	Resale	Grant Deed	\$260,000	\$80	
Jun 30, 2020	Resale	Grant Deed	\$260,000	\$80	\$500K
Jun 1, 2016	Quitclaim	Quit Claim Transfer			
May 6, 2005	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
River Eves Elementary School	Elementary	PK–5	0.2 mi
Centennial High School	High	9–12	1.7 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

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

| OWNERSHIP

Occupancy

Owner occupied