

Single Family Residence

RESIDENTIAL

# 9050 CLUB RIVER DR

ROSWELL, GA 30076

**\$603,325**

TopHap Estimate · \$297 / ft<sup>2</sup> · confidence 92 · as of Jul 14, 2026

**3**

BEDS

**2**

BATHS

**2,029 ft<sup>2</sup>**

LIVING AREA

**0.23 ac**

LOT SIZE

**1990**

YEAR BUILT

**1**

STORIES

**5**

ROOMS

## VALUATION

**\$603K**

\$555K low

\$651K high

Est. Owner Equity

**\$403,325**

Loan-to-Value

**33%**

## TAX & ASSESSMENT

Property Tax

**\$4,854 (2025)**

Assessed Value

**\$185,840**

Previous Assessed

**\$190,640**

Assessor Market Value

**\$464,600**

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Conventional            |
| County        | FULTON                  |
| Lot (acres)   | 0.23                    |
| Heating       | Yes                     |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Pool          | No                      |
| View          | Neighborhood / Spot     |

Deck

Patio · 264 ft²

Porch · 400 ft²

## CLIMATE RISK

|             |                |            |             |               |
|-------------|----------------|------------|-------------|---------------|
| 42<br>FLOOD | 10<br>WILDFIRE | 85<br>HEAT | 92<br>STORM | 45<br>DROUGHT |
|-------------|----------------|------------|-------------|---------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT² | LOAN |
|--------------|-----------|---------------------|-----------|--------|------|
| Mar 15, 2016 | Quitclaim | Quit Claim Transfer |           |        |      |
| Feb 22, 2013 | Resale    | Warranty Deed       | \$9,000   | \$4    |      |
| Nov 25, 2009 | Resale    | Grant Deed          | \$232,500 | \$115  |      |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| River Eves Elementary School | Elementary | PK–5   | 0.3 mi   |
| Centennial High School       | High       | 9–12   | 1.2 mi   |
| Holcomb Bridge Middle School | Middle     | 6–8    | 1.4 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>54</b><br>CRIME INDEX | <b>82</b><br>AIR POLLUTION | <b>42,728</b><br>POPULATION | <b>\$113K</b><br>MEDIAN IN-COME | <b>60°F</b><br>AVG TEMP | <b>61%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|