

Single Family Residence **RESIDENTIAL**

# 8875 STEEPLE CHASE DR

ROSWELL, GA 30076

**\$618,522** TopHap Estimate · \$302 / ft² · confidence 90 · as of Jul 14, 2026



**4**

BEDS

**3.5**

BATHS

**2,048 ft²**

LIVING AREA

**0.55 ac**

LOT SIZE

**1978**

YEAR BUILT

**1**

STORIES

**8**

ROOMS

## VALUATION

**\$619K**

\$558K low

\$679K high

Last Sale

**\$600,000 · Jun 8, 2026**

Est. Owner Equity

**\$142,260**

Loan-to-Value

**77%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,895 (2025) |
| Assessed Value        | \$213,880      |
| Previous Assessed     | \$217,680      |
| Assessor Market Value | \$534,700      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Ranch                   |
| County        | FULTON                  |
| Lot (acres)   | 0.55                    |
| Heating       | Yes                     |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Pool          | No                      |
| View          | Neighborhood / Spot     |

Deck   Patio · 500 ft²   Porch · 40 ft²

## CLIMATE RISK

**1**  
FLOOD

**8**  
WILDFIRE

**85**  
HEAT

**92**  
STORM

**41**  
DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|---------------------|-----------|--------|--------|
| Jun 5, 2026  | Resale    | Warranty Deed       | \$600,000 | \$293  |        |
| Mar 23, 2011 | Quitclaim | Quit Claim Transfer |           |        | \$468K |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Holcomb Bridge Middle School | Middle     | 6–8    | 0.6 mi   |
| Centennial High School       | High       | 9–12   | 0.8 mi   |
| River Eves Elementary School | Elementary | PK–5   | 1.0 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> |
|-----------|-----------------------|