

Single Family Residence

RESIDENTIAL

9040 CLUB RIVER DR

ROSWELL, GA 30076

\$608,999

TopHap Estimate · \$280 / ft² · confidence 95 · as of Jul 14, 2026

3

BEDS

2.5

BATHS

2,175 ft²

LIVING AREA

0.26 ac

LOT SIZE

1988

YEAR BUILT

2

STORIES

7

ROOMS

VALUATION

\$609K

\$581K low

\$637K high

Last Sale

\$242,000 · Mar 29, 2013

Est. Owner Equity

\$262,999

Loan-to-Value

55%

TAX & ASSESSMENT

Property Tax

\$5,766 (2025)

Assessed Value

\$220,760

Previous Assessed

\$211,040

Assessor Market Value

\$551,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.26
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Deck

Patio · 90 ft²

CLIMATE RISK

41 FLOOD	15 WILDFIRE	85 HEAT	92 STORM	41 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 29, 2013	Resale	Grant Deed	\$242,000	\$111	\$232K
Nov 5, 2012	Resale	Warranty Deed	\$214,000	\$98	\$171K
Nov 2, 2012	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	1.2 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

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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