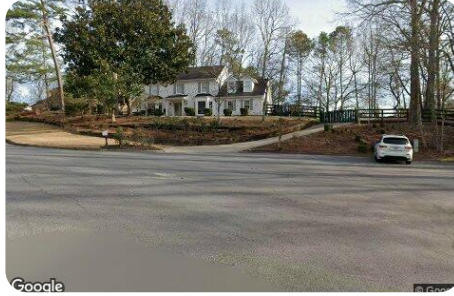


Single Family Residence **RESIDENTIAL**

9045 CLUB RIVER DR

ROSWELL, GA 30076

\$556,564 TopHap Estimate · \$263 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

3.5

BATHS

2,114 ft²

LIVING AREA

0.18 ac

LOT SIZE

1988

YEAR BUILT

1

STORIES

7

ROOMS

VALUATION

\$557K

\$507K low

\$607K high

Last Sale

\$162,000 · Jun 18, 1997

Est. Owner Equity

\$424,564

Loan-to-Value

24%

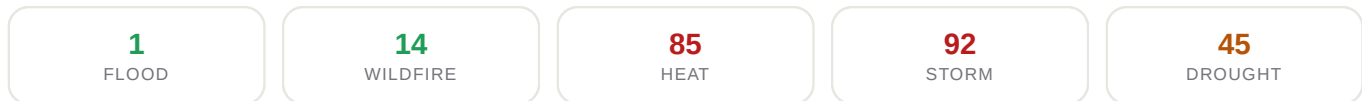
TAX & ASSESSMENT

Property Tax	\$1,380 (2025)
Assessed Value	\$164,000
Previous Assessed	\$166,480
Assessor Market Value	\$410,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.18
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

CLIMATE RISK



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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 10, 2016	Quitclaim	Quit Claim Transfer			\$132K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
River Eves Elementary School	Elementary	PK–5	0.4 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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