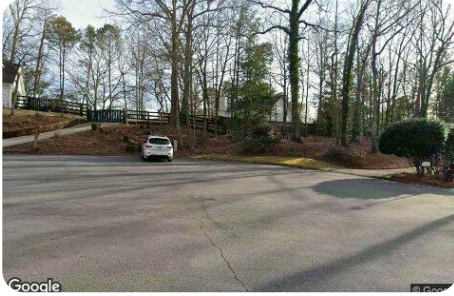


Single Family Residence **RESIDENTIAL**

9035 CLUB RIVER DR

ROSWELL, GA 30076

\$527,450 TopHap Estimate · \$325 / ft² · confidence 98 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

1,622 ft²

LIVING AREA

0.2 ac

LOT SIZE

1980

YEAR BUILT

1

STORIES

8

ROOMS

2

PARKING

VALUATION

\$527K

\$518K low

\$537K high

Last Sale

\$210,000 · Sep 18, 2000

Est. Owner Equity

\$365,250

Loan-to-Value

30%

TAX & ASSESSMENT

Property Tax	\$2,676 (2025)
Assessed Value	\$168,400
Previous Assessed	\$180,440
Assessor Market Value	\$421,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	FULTON
Lot (acres)	0.20
Heating	Yes
Cooling	Yes
Fireplace	Yes
Garage	Garage, Basement
Pool	No
View	Neighborhood / Spot

Patio · 410 ft²

Porch · 198 ft²

CLIMATE RISK

1
FLOOD

14
WILDFIRE

85
HEAT

92
STORM

41
DROUGHT

Scores 0–100; higher = greater projected risk.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
River Eves Elementary School	Elementary	PK–5	0.4 mi
Centennial High School	High	9–12	1.1 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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