

Single Family Residence **RESIDENTIAL**

8730 TORRINGTON DR

ROSWELL, GA 30076

\$1,222,311 TopHap Estimate · \$227 / ft² · confidence 97 · as of Jul 14, 2026



5

BEDS

5.5

BATHS

5,376 ft²

LIVING AREA

0.48 ac

LOT SIZE

1992

YEAR BUILT

1

STORIES

10

ROOMS

VALUATION

\$1.2M

\$1.2M low

\$1.3M high

Last Sale

\$980,000 · Jul 26, 2021

Est. Owner Equity

\$522,311

Loan-to-Value

57%

TAX & ASSESSMENT

Property Tax	\$10,440 (2025)
Assessed Value	\$418,320
Previous Assessed	\$456,640
Assessor Market Value	\$1,045,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.48
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	Yes
View	Neighborhood / Spot

Patio · 1,097 ft²

CLIMATE RISK

1
FLOOD

9
WILDFIRE

85
HEAT

92
STORM

45
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 26, 2021	Resale	Warranty Deed	\$980,000	\$182	
Mar 21, 2007	Quitclaim	Quit Claim Transfer			
Mar 21, 2006	Quitclaim	Quit Claim Transfer			\$50K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
River Eves Elementary School	Elementary	PK–5	0.8 mi
Holcomb Bridge Middle School	Middle	6–8	0.8 mi
Centennial High School	High	9–12	0.9 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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