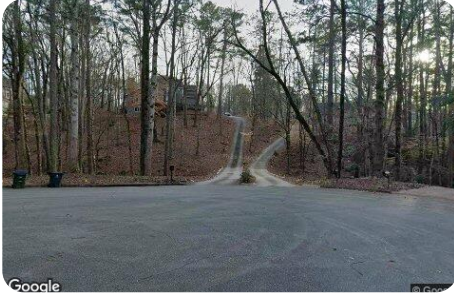


Single Family Residence **RESIDENTIAL**

# 9065 BLUFFVIEW TRCE

ROSWELL, GA 30076

**\$952,402** TopHap Estimate · \$245 / ft<sup>2</sup> · confidence 92 · as of Jul 14, 2026



**5**  
BEDS

**5**  
BATHS

**3,881 ft<sup>2</sup>**  
LIVING AREA

**2.74 ac**  
LOT SIZE

**1987**  
YEAR BUILT

**1**  
STORIES

**10**  
ROOMS

## VALUATION

**\$952K**

\$879K low

\$1M high

Last Sale

**\$462,500 · Aug 26, 2011**

Est. Owner Equity

**\$590,920**

Loan-to-Value

**38%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,924 (2025) |
| Assessed Value        | \$368,120      |
| Previous Assessed     | \$339,920      |
| Assessor Market Value | \$920,300      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Conventional            |
| County        | FULTON                  |
| Heating       | Yes                     |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Pool          | No                      |
| View          | Neighborhood / Spot     |

Deck    Patio · 772 ft²    Porch · 40 ft²

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 14<br>WILDFIRE | 85<br>HEAT | 94<br>STORM | 41<br>DROUGHT |
|------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|--------|---------------|-----------|--------|--------|
| Aug 26, 2011 | Resale | Warranty Deed | \$462,500 | \$119  | \$416K |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| River Eves Elementary School | Elementary | PK–5   | 0.5 mi   |
| Centennial High School       | High       | 9–12   | 1.9 mi   |
| Holcomb Bridge Middle School | Middle     | 6–8    | 2.1 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> |
|-----------|-----------------------|