

Single Family Residence **RESIDENTIAL**

9045 BLUFFVIEW TRCE

ROSWELL, GA 30076

\$1,007,560 TopHap Estimate · \$233 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

4

BATHS

4,324 ft²

LIVING AREA

0.69 ac

LOT SIZE

1988

YEAR BUILT

2

STORIES

10

ROOMS

VALUATION

\$1M

\$971K low

\$1M high

Est. Owner Equity

\$1,007,560

TAX & ASSESSMENT

Property Tax	\$5,156 (2025)
Assessed Value	\$314,600
Previous Assessed	\$301,360
Assessor Market Value	\$786,500

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.69
Construction	Brick
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Deck

Patio · 574 ft²

Porch · 36 ft²

CLIMATE RISK

1
FLOOD

14
WILDFIRE

85
HEAT

94
STORM

41
DROUGHT

Scores 0–100; higher = greater projected risk.

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

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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