

Single Family Residence **RESIDENTIAL**

8895 RIVER RUN

SANDY SPRINGS, GA 30350

\$1,120,276 TopHap Estimate · \$282 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

5

BATHS

3,976 ft²

LIVING AREA

1.13 ac

LOT SIZE

1968

YEAR BUILT

2

STORIES

11

ROOMS

VALUATION

\$1.1M

\$1M low

\$1.2M high

Last Sale

\$1,108,000 · Oct 20, 2023

Est. Owner Equity

\$1,120,276

TAX & ASSESSMENT

Property Tax	\$9,883 (2025)
Assessed Value	\$489,760
Previous Assessed	\$336,680
Assessor Market Value	\$1,224,400

PROPERTY FACTS

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

Deck Patio · 480 ft² Porch · 336 ft²

CLIMATE RISK

1
FLOOD

14
WILDFIRE

85
HEAT

95
STORM

45
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 20, 2023	Resale	Limited Warranty Deed	\$1,108,000	\$279	
Mar 31, 2004	Resale	Grant Deed	\$515,000	\$130	\$412K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sandy Springs Middle School	Middle	6–8	0.9 mi
Ison Springs Elementary School	Elementary	PK–5	1.3 mi
North Springs High School	High	9–12	2.7 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 30350

86 CRIME INDEX	87 AIR POLLUTION	37,215 POPULATION	\$100K 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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