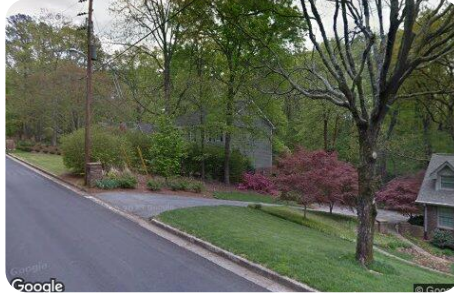


Single Family Residence **RESIDENTIAL**

8990 RIVER RUN

ATLANTA, GA 30350

\$858,014 TopHap Estimate · \$243 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

3

BATHS

3,532 ft²

LIVING AREA

0.97 ac

LOT SIZE

1968

YEAR BUILT

2

STORIES

10

ROOMS

VALUATION

\$858K

\$790K low

\$926K high

Last Sale

\$193,000 · Jan 7, 1994

Est. Owner Equity

\$613,014

Loan-to-Value

28%

TAX & ASSESSMENT

Property Tax	\$5,100 (2025)
Assessed Value	\$262,720
Previous Assessed	\$220,600
Assessor Market Value	\$656,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.97
Construction	Brick
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Deck

Patio · 224 ft²

Porch · 256 ft²

CLIMATE RISK

10
FLOOD

14
WILDFIRE

85
HEAT

95
STORM

45
DROUGHT

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

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sandy Springs Middle School	Middle	6–8	1.1 mi
Ison Springs Elementary School	Elementary	PK–5	1.4 mi
North Springs High School	High	9–12	2.8 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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