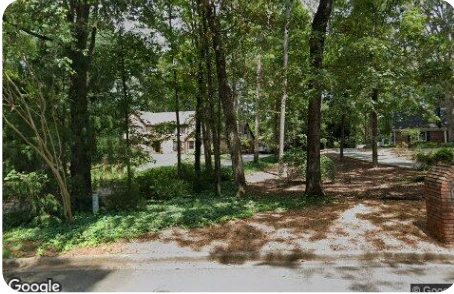


Single Family Residence **RESIDENTIAL**

# 8965 RIVER RUN

SANDY SPRINGS, GA 30350

**\$774,968** TopHap Estimate · \$201 / ft<sup>2</sup> · confidence 97 · as of Jul 14, 2026



**4**

BEDS

**3.5**

BATHS

**3,849 ft<sup>2</sup>**

LIVING AREA

**1.48 ac**

LOT SIZE

**1968**

YEAR BUILT

**2**

STORIES

**8**

ROOMS

## VALUATION

**\$775K**

\$755K low

\$795K high

Last Sale

**\$380,000 · Apr 15, 2019**

Est. Owner Equity

**\$489,968**

Loan-to-Value

**37%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$7,869 (2025) |
| Assessed Value        | \$279,840      |
| Previous Assessed     | \$217,120      |
| Assessor Market Value | \$699,600      |

## PROPERTY FACTS

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

Patio · 512 ft²

Porch · 56 ft²

## CLIMATE RISK

47

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   |
|--------------|--------|------------|-----------|--------|--------|
| Apr 15, 2019 | Resale | Grant Deed | \$380,000 | \$99   | \$285K |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Sandy Springs Middle School    | Middle     | 6–8    | 1.0 mi   |
| Ison Springs Elementary School | Elementary | PK–5   | 1.5 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>86</b><br>CRIME INDEX | <b>87</b><br>AIR POLLUTION | <b>37,215</b><br>POPULATION | <b>\$100K</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>Absentee owner</b> |
|-----------|-----------------------|