

Single Family Residence **RESIDENTIAL**

8955 RIVER RUN

ATLANTA, GA 30350

\$961,146 TopHap Estimate · \$206 / ft² · confidence 91 · as of Jul 14, 2026



6

BEDS

4.5

BATHS

4,662 ft²

LIVING AREA

1.17 ac

LOT SIZE

1966

YEAR BUILT

1

STORIES

10

ROOMS

VALUATION

\$961K

\$877K low

\$1M high

Last Sale

\$447,000 · Dec 6, 2012

Est. Owner Equity

\$658,146

Loan-to-Value

33%

TAX & ASSESSMENT

Property Tax	\$7,980 (2025)
Assessed Value	\$297,800
Previous Assessed	\$273,040
Assessor Market Value	\$744,500

PROPERTY FACTS

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

Porch · 456 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 14, 2014	Quitclaim	Quit Claim Transfer			
Dec 6, 2012	Resale	Warranty Deed	\$447,000	\$96	\$358K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sandy Springs Middle School	Middle	6–8	1.0 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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