

Single Family Residence **RESIDENTIAL**

8945 RIVER RUN

ATLANTA, GA 30350

\$535,486 TopHap Estimate · \$172 / ft² · confidence 81 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

3,110 ft²

LIVING AREA

1.18 ac

LOT SIZE

1972

YEAR BUILT

1

STORIES

8

ROOMS

VALUATION

\$535K

\$431K low

\$640K high

Est. Owner Equity

\$535,486

TAX & ASSESSMENT

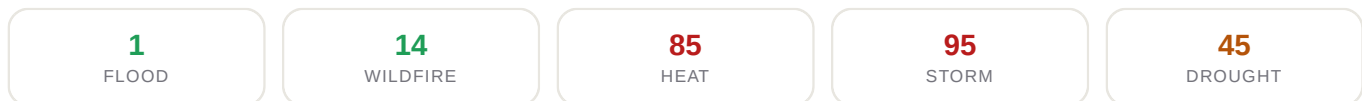
Property Tax	\$7,131 (2025)
Assessed Value	\$231,160
Previous Assessed	\$226,480
Assessor Market Value	\$577,900

PROPERTY FACTS

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

Deck Patio · 192 ft² Porch · 100 ft²

CLIMATE RISK



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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 22, 2025	Financing	Warranty Deed			
Jul 5, 2024	Foreclosure sale	Trustees Deed			
Jul 5, 2024	Financing	Warranty Deed			
Dec 9, 2021	Financing	Warranty Deed			
Sep 8, 2021	Resale	Limited Warranty Deed	\$225,000	\$72	
Dec 30, 2013	Quitclaim	Quit Claim Transfer			
Nov 5, 2012	Resale	Warranty Deed	\$330,000	\$106	\$70K
Jun 29, 2006	Resale	Deed	\$430,000	\$138	\$130K
Jun 29, 2006	Resale	Grant Deed	\$430,000	\$138	

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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