

Single Family Residence **RESIDENTIAL**

8860 TORRINGTON DR

ROSWELL, GA 30076

\$1,195,299 TopHap Estimate · \$319 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

4

BATHS

3,742 ft²

LIVING AREA

0.65 ac

LOT SIZE

1992

YEAR BUILT

2

STORIES

10

ROOMS

Pre-foreclosure (NTS)

Auction scheduled for Jul 1, 2025.

VALUATION

\$1.2M

\$1.1M low

\$1.3M high

Last Sale	\$714,754 · Jul 8, 2025
Est. Owner Equity	\$1,195,299

TAX & ASSESSMENT

Property Tax	\$8,938 (2025)
Assessed Value	\$342,200
Previous Assessed	\$382,920
Assessor Market Value	\$855,500

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.65
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Deck

Patio · 288 ft²

Porch · 288 ft²

CLIMATE RISK

1

FLOOD

8

WILDFIRE

85

HEAT

92

STORM

45

DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 1, 2025	Non-arms-length	Foreclosure	\$714,754	\$191	
Sep 27, 2024	Resale	Warranty Deed	\$719,285	\$192	\$657K
Nov 30, 2004	Resale	Warranty Deed	\$528,200	\$141	\$423K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Holcomb Bridge Middle School	Middle	6–8	0.6 mi
Centennial High School	High	9–12	0.8 mi
River Eves Elementary School	Elementary	PK–5	1.0 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 30076

54 CRIME INDEX	82 AIR POLLUTION	42,728 POPULATION	\$113K MEDIAN IN-COME	60°F AVG TEMP	61% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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