

Single Family Residence **RESIDENTIAL**

8765 TORRINGTON DR

ROSWELL, GA 30076

\$1,245,543 TopHap Estimate · \$265 / ft² · confidence 97 · as of Jul 14, 2026



5

BEDS

6

BATHS

4,704 ft²

LIVING AREA

0.51 ac

LOT SIZE

1992

YEAR BUILT

2

STORIES

11

ROOMS

VALUATION

\$1.2M

\$1.2M low

\$1.3M high

Last Sale

\$745,000 · Jan 17, 2014

Est. Owner Equity

\$785,543

Loan-to-Value

37%

TAX & ASSESSMENT

Property Tax	\$9,435 (2025)
Assessed Value	\$419,320
Previous Assessed	\$455,200
Assessor Market Value	\$1,048,300

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.51
Construction	Brick
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Deck

Patio · 471 ft²

Porch · 678 ft²

CLIMATE RISK

40
FLOOD

9
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
Apr 30, 2004	Recorded document	Warranty Deed			
Apr 30, 2004	Resale	Grant Deed	\$609,000	\$129	\$479K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Holcomb Bridge Middle School	Middle	6–8	0.8 mi
Centennial High School	High	9–12	0.8 mi
River Eves Elementary School	Elementary	PK–5	0.9 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	Owner occupied
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