

Single Family Residence **RESIDENTIAL**

8965 CLUB RIVER DR

ROSWELL, GA 30076

\$470,876 TopHap Estimate · \$319 / ft² · confidence 97 · as of Jul 14, 2026



3
BEDS

3
BATHS

1,477 ft²
LIVING AREA

0.17 ac
LOT SIZE

1988
YEAR BUILT

1
STORIES

8
ROOMS

VALUATION

\$471K

\$455K low

\$487K high

Last Sale

\$267,000 · Jun 12, 2008

Est. Owner Equity

\$33,351

Loan-to-Value

93%

TAX & ASSESSMENT

Property Tax	\$4,267 (2025)
Assessed Value	\$163,360
Previous Assessed	\$165,880
Assessor Market Value	\$408,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	FULTON
Lot (acres)	0.17
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Deck

Patio · 272 ft²

CLIMATE RISK

1

FLOOD

15

WILDFIRE

85

HEAT

92

STORM

41

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 4, 2008	Resale	Grant Deed	\$267,000	\$181	
Jun 4, 2008	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
River Eves Elementary School	Elementary	PK–5	0.4 mi
Centennial High School	High	9–12	1.1 mi
Holcomb Bridge Middle School	Middle	6–8	1.3 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
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------