

Single Family Residence **RESIDENTIAL**

# 8825 TERRACE LN

ROSWELL, GA 30076

**\$527,174** TopHap Estimate · \$301 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**3**

BEDS

**2.5**

BATHS

**1,750 ft<sup>2</sup>**

LIVING AREA

**0.21 ac**

LOT SIZE

**1988**

YEAR BUILT

**1**

STORIES

**7**

ROOMS

## VALUATION

**\$527K**

\$494K low

\$560K high

Last Sale

**\$269,000 · May 10, 2006**

Est. Owner Equity

**\$172,645**

Loan-to-Value

**65%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,895 (2025) |
| Assessed Value        | \$186,000      |
| Previous Assessed     | \$191,040      |
| Assessor Market Value | \$465,000      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Split Level             |
| County        | FULTON                  |
| Lot (acres)   | 0.21                    |
| Heating       | Yes                     |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Pool          | No                      |
| View          | Neighborhood / Spot     |

Patio · 408 ft²

Porch · 32 ft²

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 10<br>WILDFIRE | 85<br>HEAT | 92<br>STORM | 45<br>DROUGHT |
|------------|----------------|------------|-------------|---------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|---------------------|-----------|--------|--------|
| Jun 25, 2014 | Quitclaim | Quit Claim Transfer |           |        |        |
| May 2, 2006  | Resale    | Deed                | \$269,000 | \$154  | \$215K |
| Apr 27, 2005 | Resale    | Warranty Deed       | \$248,000 | \$142  | \$198K |
| Aug 2, 2004  | Quitclaim | Quit Claim Transfer |           |        |        |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| River Eves Elementary School | Elementary | PK–5   | 0.2 mi   |
| Centennial High School       | High       | 9–12   | 1.3 mi   |
| Holcomb Bridge Middle School | Middle     | 6–8    | 1.4 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<br>CRIME INDEX | 82<br>AIR POLLUTION | 42,728<br>POPULATION | \$113K<br>MEDIAN IN-COME | 60°F<br>AVG TEMP | 61%<br>SUNSHINE |
|-------------------|---------------------|----------------------|--------------------------|------------------|-----------------|

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

## OWNERSHIP

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