

Single Family Residence

RESIDENTIAL

8945 CLUB RIVER DR

ROSWELL, GA 30076

\$511,977 TopHap Estimate · \$310 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,653 ft²

LIVING AREA

0.2 ac

LOT SIZE

1988

YEAR BUILT

1

STORIES

8

ROOMS

2

PARKING

VALUATION

\$512K

\$482K low

\$542K high

Last Sale

\$270,000 · Apr 12, 2005

Est. Owner Equity

\$272,977

Loan-to-Value

46%

TAX & ASSESSMENT

Property Tax	\$4,761 (2025)
Assessed Value	\$182,280
Previous Assessed	\$186,920
Assessor Market Value	\$455,700

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	FULTON
Lot (acres)	0.20
Heating	Yes
Cooling	Yes
Fireplace	Yes
Garage	Garage, Basement
Pool	No
View	Neighborhood / Spot

Deck

Patio · 176 ft²

Porch · 168 ft²

CLIMATE RISK

1

FLOOD

10

WILDFIRE

85

HEAT

92

STORM

41

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 25, 2012	Quitclaim	Quit Claim Transfer			\$189K
Mar 29, 2005	Resale	Warranty Deed	\$270,000	\$163	\$216K

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

OWNERSHIP

Occupancy	Owner occupied
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