

Single Family Residence **RESIDENTIAL**

8795 TERRACE LN

ROSWELL, GA 30076

\$542,113 TopHap Estimate · \$340 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,594 ft²

LIVING AREA

0.15 ac

LOT SIZE

1988

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$542K

\$507K low

\$577K high

Last Sale

\$250,000 · Nov 28, 2011

Est. Owner Equity

\$317,140

Loan-to-Value

41%

TAX & ASSESSMENT

Property Tax	\$2,917 (2025)
Assessed Value	\$222,760
Previous Assessed	\$214,120
Assessor Market Value	\$556,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	FULTON
Lot (acres)	0.15
Heating	Yes
Cooling	Yes
Fireplace	Yes
Garage	Garage, Basement
Pool	No
View	Neighborhood / Spot

Deck

Patio · 144 ft²

Porch · 196 ft²

CLIMATE RISK

1

FLOOD

10

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
Nov 28, 2011	Resale	Warranty Deed	\$250,000	\$157	\$227K
Jan 6, 2011	Resale	Grant Deed	\$142,500	\$89	
Sep 7, 2010	Resale	Trustees Deed	\$184,000	\$115	
Jan 26, 2005	Resale	Deed	\$259,900	\$163	\$208K

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 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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