

Single Family Residence **RESIDENTIAL**

8940 CLUB RIVER DR

ROSWELL, GA 30076

\$624,830 TopHap Estimate · \$250 / ft² · confidence 90 · as of Jun 23, 2026



3
BEDS

2.5
BATHS

2,501 ft²
LIVING AREA

0.19 ac
LOT SIZE

1988
YEAR BUILT

1
STORIES

7
ROOMS

VALUATION

\$625K

\$562K low

\$687K high

Est. Owner Equity

\$624,830

TAX & ASSESSMENT

Property Tax	\$2,272 (2025)
Assessed Value	\$173,160
Previous Assessed	\$176,800
Assessor Market Value	\$432,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.19
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Patio · 120 ft²

Porch · 28 ft²

CLIMATE RISK

1 FLOOD	10 WILDFIRE	85 HEAT	92 STORM	41 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 8, 2025	Quitclaim	Quit Claim Transfer			
Jul 29, 2020	Resale	Grant Deed	\$312,500	\$125	
Oct 4, 2004	Quitclaim	Quit Claim Transfer			
Oct 4, 2004	Resale	Warranty Deed	\$229,000	\$92	

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	Absentee owner
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