

Single Family Residence **RESIDENTIAL**

# 8900 TERRACE CLUB DR

ROSWELL, GA 30076

**\$597,989** TopHap Estimate · \$276 / ft² · confidence 96 · as of Jul 14, 2026



**3**  
BEDS

**3**  
BATHS

**2,163 ft²**  
LIVING AREA

**0.22 ac**  
LOT SIZE

**1988**  
YEAR BUILT

**2**  
STORIES

**7**  
ROOMS

## VALUATION

**\$598K**

\$572K low

\$624K high

Last Sale

**\$253,900 · May 7, 2003**

Est. Owner Equity

**\$293,989**

Loan-to-Value

**51%**

## TAX & ASSESSMENT

|                       |           |
|-----------------------|-----------|
| Assessed Value        | \$177,560 |
| Previous Assessed     | \$191,240 |
| Assessor Market Value | \$443,900 |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Conventional            |
| County        | Fulton                  |
| Lot (acres)   | 0.22                    |
| Construction  | Wood Frame              |
| Heating       | Forced Air              |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

Patio · 536 ft²

## CLIMATE RISK

**1**  
FLOOD

**16**  
WILDFIRE

**85**  
HEAT

**92**  
STORM

**41**  
DROUGHT

Scores 0–100; higher = greater projected risk.

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| River Eves Elementary School | Elementary | PK–5   | 0.3 mi   |
| Centennial High School       | High       | 9–12   | 1.2 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>54</b><br>CRIME INDEX | <b>82</b><br>AIR POLLUTION | <b>42,728</b><br>POPULATION | <b>\$113K</b><br>MEDIAN IN-COME | <b>60°F</b><br>AVG TEMP | <b>61%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|