

Single Family Residence

RESIDENTIAL

8895 TERRACE CLUB DR

ROSWELL, GA 30076

\$652,559 TopHap Estimate · \$264 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,470 ft²

LIVING AREA

0.16 ac

LOT SIZE

1987

YEAR BUILT

2

STORIES

7

ROOMS

VALUATION

\$653K

\$625K low

\$680K high

Last Sale

\$355,000 · Jul 1, 2019

Est. Owner Equity

\$331,029

Loan-to-Value

49%

TAX & ASSESSMENT

Property Tax	\$5,784 (2025)
Assessed Value	\$221,440
Previous Assessed	\$166,800
Assessor Market Value	\$553,600

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.16
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Patio · 210 ft²

Porch · 126 ft²

CLIMATE RISK

1

FLOOD

13

WILDFIRE

85

HEAT

92

STORM

41

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 1, 2019	Resale	Grant Deed	\$355,000	\$144	\$322K
Nov 10, 2005	Resale	Warranty Deed	\$271,800	\$110	\$217K

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

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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