

Single Family Residence **RESIDENTIAL**

8865 TERRACE CLUB DR

ROSWELL, GA 30076

\$582,426 TopHap Estimate · \$272 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,139 ft²

LIVING AREA

0.26 ac

LOT SIZE

1987

YEAR BUILT

2

STORIES

7

ROOMS

VALUATION

\$582K

\$548K low

\$617K high

Est. Owner Equity

\$482,426

Loan-to-Value

17%

TAX & ASSESSMENT

Property Tax	\$2,076 (2025)
Assessed Value	\$169,200
Previous Assessed	\$173,360
Assessor Market Value	\$423,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.26
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Patio · 459 ft²

CLIMATE RISK

1 FLOOD	14 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	0.4 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
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------