

Single Family Residence **RESIDENTIAL**

8930 CLUB RIVER DR

ROSWELL, GA 30076

\$673,458 TopHap Estimate · \$407 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

1,653 ft²

LIVING AREA

0.21 ac

LOT SIZE

1987

YEAR BUILT

1

STORIES

7

ROOMS

VALUATION

\$673K

\$621K low

\$726K high

Last Sale

\$600,000 · Sep 20, 2023

Est. Owner Equity

\$116,458

Loan-to-Value

82%

TAX & ASSESSMENT

Property Tax	\$6,396 (2025)
Assessed Value	\$244,880
Previous Assessed	\$203,400
Assessor Market Value	\$612,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	FULTON
Lot (acres)	0.21
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Patio · 336 ft²

Porch · 200 ft²

CLIMATE RISK

25 FLOOD	10 WILDFIRE	85 HEAT	92 STORM	45 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 15, 2023	Resale	Warranty Deed	\$600,000	\$363	\$540K
Feb 23, 2012	Resale	Warranty Deed	\$258,900	\$157	
Jun 30, 2008	Resale	Grant Deed	\$280,000	\$169	

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	Owner occupied
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