

Single Family Residence **RESIDENTIAL**

8685 TORRINGTON DR

ROSWELL, GA 30076

\$1,109,690 TopHap Estimate · \$220 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

5.5

BATHS

5,043 ft²

LIVING AREA

0.61 ac

LOT SIZE

1991

YEAR BUILT

2

STORIES

10

ROOMS

VALUATION

\$1.1M

\$1.1M low

\$1.2M high

Last Sale

\$645,000 · Oct 30, 2006

Est. Owner Equity

\$0

Loan-to-Value

110%

TAX & ASSESSMENT

Property Tax	\$6,818 (2025)
Assessed Value	\$361,520
Previous Assessed	\$390,960
Assessor Market Value	\$903,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.61
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Deck

Patio · 374 ft²

Porch · 52 ft²

CLIMATE RISK

32

FLOOD

9

WILDFIRE

85

HEAT

92

STORM

45

DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 13, 2006	Resale	Deed	\$645,000	\$128	\$516K
Nov 30, 2005	Resale	Deed	\$614,900	\$122	\$400K
Apr 5, 2005	Non-arms-length	Trustees Deed	\$495,202	\$98	
Apr 14, 2004	Resale	Warranty Deed	\$575,000	\$114	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
River Eves Elementary School	Elementary	PK–5	0.8 mi
Holcomb Bridge Middle School	Middle	6–8	0.8 mi
Centennial High School	High	9–12	1.0 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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